

Depth/Size (ft):	105	Bedrooms:	2	Approx. Year Built:	9999
Frontage (ft):	52.00	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	5,555.00	Full Baths:	1	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,642.22
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	000-512-117

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Wood	Parking Access:	Lane
Foundation:		Parking:	Add. Parking Avail.,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : Unobstructed OceanVIEW
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LT.36 LD.36 W1/2 SEC.10 TWP.1 PL.5729
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Lane Access,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 12'10	Main	Bedroom	10' x 7'
Main	Eating Area	7'11 x 5'2	Main	Other	9'2 x 7'
Main	Kitchen	11' x 9'1			
Main	Laundry	9' x 8'			
Main	Solarium	12'11 x 5'11			
Main	Primary Bedroom	10'11 x 10'3			
Main	Foyer	5'1 x 3'			

Finished Floor (Main):	876 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	876 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	876 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Builder Alert! This 52 x 105 (5,555 sq ft) west beach lot is surrounded by multi-million-dollar homes and will inspire you to build your own perfect dream home with stunning panoramic ocean views situated on a peaceful dead-end street. This spectacular property is just a few blocks walk to all that Marine Drive and the White Rock promenade have to offer. Bonus: rent out the two bedroom cottage while you get your permits and plans in place. Additionally, a separate guest cabin has a two piece bathroom with potential for extra space. Two car parking with lane access and one parking pad in front. Don't miss this one!