

<b>Depth/Size (ft):</b>	61.5	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	160.00	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	7,101.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,908.25
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	010-768-874

<b>Style of Home:</b>	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Ocean Park
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 2, PLAN NWP77508, PART S1/2, SECTION 18, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	13'9 x 16'8	Main	Primary Bedroom	13'0 x 16'5
Main	Eating Area	9'7 x 6'4	Main	Storage	6'11 x 4'9
Main	Kitchen	9'7 x 13'7	Below	Bedroom	7'7 x 10'11
Main	Dining Room	11'3 x 11'9	Below	Living Room	12'8 x 13'3
Main	Living Room	13'0 x 16'9	Below	Kitchen	11'0 x 7'4
Main	Bedroom	10'1 x 13'6	Below	Laundry	7'8 x 6'11
Main	Bedroom	10'2 x 13'6			

<b>Finished Floor (Main):</b>	1,912 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	5	Yes
<b>Finished Floor (Below):</b>	731 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	3	No
<b>Finished Floor (Total):</b>	2,643 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,643 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Gorgeously remodelled RANCHER with WALK OUT BASEMENT in the heart of Ocean Park! This rare multi-generation home main floor features vaulted ceilings, 2 gas fireplaces, an open chef kitchen with Fisher Paykel appliances, 3 bedrooms, 2 baths and hardwood floors. Kitchen/family room opens to SW sunny deck, perfect for BBQs and entertaining. Lower level boasts a bright walkout ground-level one bedroom rental or in-law suite with its own yard. BONUS 6' crawl space off the double garage for massive amounts of storage. All of this located on a 7,108 sf corner lot that is bathed in sunshine, has multiple fruit trees, and located only steps away from Ocean Park Centre, Kwomais Park, and beach access via 1001 Steps. This home has it all!