

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2005
Frontage (ft):	Bathrooms: 2	Age: 19
Lot Area:	Full Baths: 2	Zoning: CD
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,173.48
Rear Yard Exp:	Maint. Fee: 502.00	For Tax Year: 2023
View:		P.I.D.: 026-148-528

Style of Home: Ground Level Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Mixed	Parking Access: Front
Foundation:	Parking: Garage; Underground
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric,Natural Gas	Property Disc: Yes
Outdoor Area: Patio(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate	Fixtures Rmvd: No

View:

Mgmt. Company:

Complex / Subdiv: OCEAN BAY VILLAS

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 115, PLAN BCS613, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Sprinkler - Fire

Bylaw Restrict: Pets Allowed,Rentals Allowed

Listing Broker(s): Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'10			
Main	Dining Room	13'1 x 9'1			
Main	Kitchen	10' x 7'9			
Main	Primary Bedroom	10'9 x 10'10			
Main	Bedroom	10' x 9'			

Finished Floor (Main): 936 sqft	# Of Rooms: 5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	No
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	Yes
Finished Floor (Bsmt): 0 sqft	Suite: None			
Finished Floor (Total): 936 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 936 sqft	Beds In Bsmt: 0 / 2			
	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Ocean Bay Villas ground floor condo! New professionally installed and Strata approved laminate floors throughout PLUS new stainless steel appliances in kitchen! AS you walk in you are immediately drawn to the AMAZING living room natural gas fireplace and large windows overlooking an expansive PATIO and outside space with lots of room for Plants, Furniture and a BBQ! Primary Bedroom suite boasts 3 piece ensuite with walk-in shower. Check out the second bedroom has a WALK-IN closet! Open concept living room and dining room with galley style kitchen with solid wood cabinets. Great complex with amazing GYM, and Guest suite available, even a place to wash your car underground, one Parking Place plus storage locker, 2 pets allowed (NO SIZE RESTRICTIONS) Don't miss this one!