

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	4
<b>Lot Area: (sq.ft.)</b>	5,000.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,602.73
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	010-823-000

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Fibre Cement Board,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - 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	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Kwomais Point Park
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Ocean Park Village
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	LOT 17 BLOCK 17 SECTION 7 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Pantry,Security System,Storage Shed,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 16'9	Above	Walk-In Closet	13'4 x 8'5	Bsmt	Bedroom	13'1 x 12'4
Main	Dining Room	15' x 13'4	Above	Bedroom	13'8 x 10'4	Bsmt	Laundry	3' x 3'
Main	Kitchen	15'3 x 10'	Above	Bedroom	11'7 x 11'	Bsmt	Bedroom	16'3 x 13'2
Main	Laundry	11'7 x 4'11	Bsmt	Living Room	17'6 x 17'9	Bsmt	Storage	6'8 x 5'9
Main	Office	10'2 x 9'9	Bsmt	Kitchen	7' x 10'			
Main	Foyer	7'7 x 6'10						
Above	Primary Bedroom	18'2 x 12'4						

<b>Finished Floor (Main):</b>	1,184 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,182 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,188 sqft	<b>Suite:</b>	Legal Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	3,554 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft					
<b>Grand Total:</b>	3,554 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
		<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Walk to the Beach! Stunning 2 Storey + Basement home on one of the best streets in Ocean Park! Situated right across from Kwomais Point Park (enjoy panoramic ocean views & breath-taking sunsets) This well designed luxury home is ideal for family living & entertaining! Amazing great room open to a chefs kitchen with large island & high end appliances flowing to the open dining room, the main level also boasts an inviting foyer next to a home office/flex room + laundry/mud room. 3 generous sized bedrooms up, the primary suite is a true oasis, complete with a luxurious 5-piece ensuite & a dreamy super sized walk-in closet with makeup vanity! The basement features a deluxe 1 bedroom suite + an additional bedroom. Covered patio off the main level overlooking a manicured low maintenance yard.