

Depth/Size (ft):	117	Bedrooms:	2	Approx. Year Built:	9999
Frontage (ft):	30.00	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	3,402.00	Full Baths:	2	Zoning:	RS-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,711.89
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	011-619-520

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View: Yes : Ocean, Islands and Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 17 BLOCK 22 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICTPLAN 488

Amenities:

Site Influences: Central Location,Marina Nearby,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'1 x 8'2	Bsmt	Office	7'9 x 13'7
Main	Eating Area	8'1 x 9'10	Bsmt	Steam Room	20'11 x 19'0
Main	Living Room	11'1 x 17'1			
Main	Bedroom	12'7 x 10'10			
Main	Bedroom	10'2 x 10'7			
Bsmt	Recreation Room	10'6 x 16'7			

Finished Floor (Main):	873 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	839 sqft	Suite:				
Finished Floor (Total):	1,712 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,712 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Breathtaking panoramic ocean view property on the high side of Victoria Ave. Excellent holding property with value add opportunity. Walking distance to restaurants, shops and White Rock's renowned pier and beach. School catchments: White Rock Elementary & Semiahmoo Secondary. Don't miss this opportunity to build your dream property.