

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1983
Frontage (ft):	100.00	Bathrooms:	4	Age:	41
Lot Area: (sq.ft.)	15,463.00	Full Baths:	3	Zoning:	RH-G
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,154.16
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	002-744-546

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 9 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Ocean Park Terrace
Services Connected:	Community,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	PL 61305 LT 10 LD 36 SEC 17 TWP 1 PART NW 1/4.
Amenities:	Air Cond./Central,Storage
Site Influences:	Private Setting,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	10'10 x 9'7	Above	Bedroom	13'2 x 11'2	Below	Living Room	7'8 x 12'8
Main	Living Room	19'6 x 12'8	Above	Bedroom	13'4 x 8'1	Below	Bedroom	16'10 x 9'2
Main	Kitchen	10'7 x 12'8	Above	Bedroom	10'5 x 11'	Below	Bedroom	18'10 x 14'7
Main	Eating Area	12'0 x 14'7	Bsmt	Flex Room	21' x 9'3			
Main	Family Room	17'3 x 17'2	Below	Kitchen	9'6 x 12'8			
Main	Laundry	8'5 x 8'7	Bsmt	Eating Area	7'8 x 12'8			
Above	Primary Bedroom	24'5 x 12'7						

Finished Floor (Main):	1,446 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,248 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,422 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	4,116 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,116 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Impressive Ocean Park Terrace home w/a mortgage helper on a 1/2 acre GD south facing lot! This 4 bed 3 bath residence features a chef-like kitchen, freshly painted interiors & new SS appliances. Enjoy the spacious family room, living room, den, powder bath & laundry completing the main level. Upstairs, a oversized primary bedroom w/ ensuite awaits, three generous sized bedrooms & main bath. The property offers a 1200 sq ft 2-bedroom suite with laundry as well as Flex space perfect for a gym. Relax on the sprawling south-facing deck overlooking a private green space perfect for entertaining or enjoying your favorite beverage! Triple garage, RV parking, and proximity to great schools, shopping, walking trails make this home perfect for a growing family seeking comfort and versatility.