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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1988 |
| Frontage (ft): | 33.00 | Bathrooms: | 3 | Age: | 36 |
| Lot Area: (sq.ft.) | 3,960.00 | Full Baths: | 3 | Zoning: | RES |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$7,382.81 |
| Rear Yard Exp: | South | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 007-972-199 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Ocean view |
| Mgmt. Company: | |
| Complex / Subdiv: | Hillside |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | LOT 14 BLOCK 7 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 1390 |
| Amenities: | |
| Site Influences: | Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | Sutton Group-West Coast Realty (Surrey/24) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-------------|--------------|
| Main | Living Room | 20'7 x 10'3 | Main | Patio | 22'7 x 9'6 |
| Main | Dining Room | 10'5 x 10'4 | Below | Family Room | 11'8 x 14'10 |
| Main | Kitchen | 10'8 x 10'8 | Below | Dining Room | 9'4 x 8'4 |
| Below | Laundry | 10'2 x 6'4 | Below | Kitchen | 8'4 x 6'10 |
| Main | Primary Bedroom | 13'5 x 13'2 | Below | Bedroom | 10'2 x 10' |
| Main | Bedroom | 9'11 x 10' | Below | Foyer | 7'10 x 7'1 |
| Main | Walk-In Closet | 8'2 x 6'1 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,145 sqft | # Of Rooms: | 13 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | Yes |
| Finished Floor (Below): | 866 sqft | # Of Levels: | 2 | Main | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | Below | 4 | No |
| Finished Floor (Total): | 2,011 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 2,011 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Experience coastal living in this exquisitely renovated High-end finishes White rock home. Include bamboo flooring, refined mouldings, and a cozy gas fireplace. The open-concept kitchen features granite countertops, professional series stainless steel appliances, and maple cabinets. Enjoy renovated bathrooms with glass showers and exceptional tile work, plus stunning ocean views from three luxurious decks, including a rooftop deck. The home is bathed in natural light from four skylights, and the lower-level one-bedroom suite offers spacious 9' ceiling . Located on a quiet no-exit street, steps from the beach, transit, shopping, schools, parks, and dining. Comprehensive upgrades ensure modern comfort and efficiency. Semiahmoo School catchment.