

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	19
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,220.37
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	502.95	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-148-722

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 157
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Treesm and sky
<b>Mgmt. Company:</b>	Pacific Quorum - Shoeb Ahmed - 604-685-3828
<b>Complex / Subdiv:</b>	OCEAN BAY VILLAS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	PL BCS613 LT 135 LD 36 SEC 14 TWP 1 STRATA LOT AS SHOWN ON FORM V.
<b>Amenities:</b>	Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Storage,Workshop Attached
<b>Site Influences:</b>	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'8 x 9'4			
Main	Living Room	14'3 x 10'4			
Main	Dining Room	14'3 x 9'0			
Main	Primary Bedroom	10'8 x 16'1			
Main	Bedroom	9'8 x 9'0			

<b>Finished Floor (Main):</b>	995 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	995 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	995 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Experience luxury living at Ocean Bay Villas with this exquisite 2-bedroom condo in pristine show suite condition. Enjoy a bright, open floor plan that seamlessly extends to a large, private covered deck complete with a small storage shed. The kitchen boasts engineered hardwood floors and rich maple cabinetry, exuding elegance and functionality. This pet-friendly community offers outstanding amenities, including a guest suite, gym, and amenities room, ensuring comfort and convenience. Located in a prime area close to schools, parks, shopping, transit, and restaurants, this home is the perfect blend of luxury and practicality, waiting just for you!