

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1984
Frontage (ft):	52.48	Bathrooms:	2	Age:	40
Lot Area (sq.ft.):	7,803.00	Full Baths:	2	Zoning:	RS
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,483.30
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-168-723

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

View:

Mgmt. Company:

Complex / Subdiv: OCEAN CLIFF ESTATES

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

Legal: LT.496 NE1/4 SEC.18 TWP.1 PL.66592 NWD

Amenities:

Site Influences: Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Microwave,Range Top,Stove,Vaulted Ceiling

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'8	Main	Bedroom	10' x 10'8
Main	Dining Room	15'4 x 10'			
Main	Kitchen	12' x 9'			
Main	Nook	10' x 8'			
Main	Family Room	15'8 x 13'8			
Main	Primary Bedroom	14' x 14'			
Main	Bedroom	11' x 10'			

Finished Floor (Main):	1,720 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,720 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,720 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Spacious rancher nestled in quiet culdesac location on large 7,800sqft lot in sought after Ocean Cliff estates. 3 bedrooms 2 bathrooms with functional floor plan allowing for many options. Step into sunken living room with nice bay window letting in tons of natural light. Nicely appointed dining space with ample room for everyone. Bright kitchen with adjoining breakfast nook and family room equipped with gas fireplace. Direct access from family room to huge private deck and backyard, ideal for entertaining. Oversized primary bedroom with ensuite and plenty of closet space. Situated in one of the most desirable neighborhoods in South Surrey. Steps to popular Ocean Cliff elementary, shopping at Ocean Park village and a short distance to the beach. Book your private viewing today.