

Depth/Size (ft):	213	Bedrooms:	3	Approx. Year Built:	1988
Frontage (ft):	60.00	Bathrooms:	3	Age:	36
Lot Area: (sq.ft.)	10,846.00	Full Baths:	2	Zoning:	SINGLE
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,411.63
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	008-895-783

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Single,Open
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	OCEAN PARK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	008-895-783 LOT B, PLAN NWP76162, PART SE1/4, SECTION 19, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Workshop Detached
Site Influences:	Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System,Storage Shed,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 13'6	Above	Bedroom	20' x 10'
Main	Primary Bedroom	13' x 12'	Main	Hobby Room	14' x 21'
Main	Office	9' x 8'	Main	Sauna	5' x 5'
Main	Den	13' x 9'			
Main	Family Room	16' x 13'			
Main	Kitchen	11' x 12'			
Above	Bedroom	20' x 14'			

Finished Floor (Main):	1,450 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	800 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:		Main	2	No
Finished Floor (Total):	2,250 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	300 sqft	Basement:	Crawl			
Grand Total:	2,550 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Right out of Bavaria, a traditional yet charming home, custom built by a European craftsman. Situated among towering fir trees on 1/4 acre of land in Ocean Park. The park like gardens surround this delightful home which is adorned with two huge balconies, many skylights, Pella Windows, your very own sauna and custom wood work inside and out. The detached garage is equipped with a 300 sq. ft. hobby room complete with 2 piece bath and receives 60 amps of power from the house. Just a hop and a skip away from transit and elementary school plus first time offered for sale.