

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,604.08
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	484.34	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	027-543-323

<b>Style of Home:</b>	Corner Unit,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Fibre Cement Board,Mixed	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Other,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	38
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Peninsula Property Management

**Complex / Subdiv:** Ocean Wynde

**Services Connected:** Community,Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 7 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2944 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

**Amenities:** Bike Room,Elevator,In Suite Laundry,Storage

**Site Influences:** Central Location,Paved Road,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Pantry,Security System,Smoke Alarm,Windows - Thermo

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 11'11	Main	Foyer	8'4 x 4'6
Main	Dining Room	10'9 x 8'1			
Main	Kitchen	10' x 9'7			
Main	Primary Bedroom	13' x 11'11			
Main	Bedroom	11'10 x 9'10			
Main	Flex Room	8' x 7'8			
Main	Laundry	5'7 x 4'11			

<b>Finished Floor (Main):</b>	1,050 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,050 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,050 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Ocean Wynde! This 2 bedroom plus flex room condo has south facing exposure with direct access from the outside. This well designed unit is a must see with 1050 square feet of living space and many built ins throughout. 2 spacious bedrooms on opposite ends is ideal for additional privacy. Featuring 9' ceilings, an open living/dining room with crown mouldings and quality flooring. Gourmet kitchen with modern stainless steel appliances and granite countertops. Washrooms feature granite counters, under mount sinks and soaker bathtubs. Amazing location within walking distance to Semiahmoo Mall, restaurants, transit, library and schools. Includes a storage locker and 2 parking spots (including one outside rear access door). Pets and rentals allowed. Call for your private showing!