

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1988
Frontage (ft):	29.77	Bathrooms:	2	Age:	36
Lot Area: (sq.ft.)	3,490.60	Full Baths:	2	Zoning:	RS-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,572.38
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	000-868-825

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front,Lane
Foundation:		Parking:	Add. Parking Avail.,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : Partial oceanview top deck
Mgmt. Company:	
Complex / Subdiv:	East Beach
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 18 BLOCK 2 PLAN 488 PART SW 1/4 SECTION 11 TOW NSHIP 1 NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Lane Access,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'	Below	Kitchen	9'6 x 11'
Main	Kitchen	17'7 x 11'4	Below	Living Room	8'6 x 11'
Main	Dining Room	15'9 x 8'6	Below	Bedroom	11'6 x 9'6
Main	Primary Bedroom	13'2 x 13'	Below	Bedroom	11' x 6'
Main	Laundry	6' x 6'2	Below	Laundry	11' x 5'
Above	Bedroom	11' x 12'			

Finished Floor (Main):	930 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	144 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	1,924 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	1,924 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

EAST BEACH BEAUTY. Charming beach home, literally steps away from the water and restaurants. A must see with a bright, modern, open concept layout. Updates include bathroom, kitchen with big island, quartz countertops, stainless steel appliances, vinyl plank flooring, unique lighting, & modern gas fireplace. An entertainer's dream. Multiple decks including a sun drenched southern exposure private rooftop deck (approx. 500 sq.ft.) with views of the ocean. Great for a quiet morning coffee or entertaining with spectacular sunsets or fireworks. Separate workshop off back deck with a low maintenance front & back yard. Total of 5 private parking spots. 2 bdrm unauth basement suite with its' own separate back entry, laundry, outdoor patio & parking in the rear. A must see, won't last long.