

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	C4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,488.31
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	565.74	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	014-010-810

<b>Style of Home:</b>	Penthouse,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete,Frame - Metal,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Substantially Rebuilt	<b>Units in Dev:</b>	- Total Units in Strata: 16
<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>	Hot Water,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Ocean, Semi Bay & US Views
<b>Mgmt. Company:</b>	Self Managed - 604-833-3843
<b>Complex / Subdiv:</b>	Oceanview Terrace
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 4, PLAN NWS2992, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Lane Access,Recreation Nearby,Shopping Nearby,Waterfront Property
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
<b>Listing Broker(s):</b>	Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 20'	Above	Flex Room	5' x 4'
Main	Kitchen	15' x 8'	Above	Patio	18' x 7'
Main	Dining Room	8' x 6'	Main	Porch (enclosed)	14' x 8'
Main	Foyer	8' x 6'			
Main	Laundry	7' x 5'			
Above	Bedroom	19' x 12'			
Above	Bedroom	10' x 10'			

<b>Finished Floor (Main):</b>	925 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	578 sqft	<b># Of Kitchens:</b>	1	Above	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	2	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Main	3	No
<b>Finished Floor (Total):</b>	1,503 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,503 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Waterfront panoramic ocean view Penthouse. Over 1,500 s/f 2 bedroom 2.5 bathroom on 2 levels: each with a private vista deck. This is the beach lifestyle at its finest. 3 Skylights add to the sunshine all year long in this southern exposure townhouse that overlooks Semiahmoo Bay and the USA. Located in East Beach on famous Marine Drive with it's ever changing views and sunsets. Enjoy the handy carport at your door w/ alley access. Semi detached, well kept, everything has been upgraded including Travertine tiles, hot water on demand system, even the windows and doors. Outdoors areas are 372 s/ft to take it all in, before your beachcombing at low tides or seaside strolls in this charming neighborhood.