

|                         |                    |        |                            |             |
|-------------------------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1994        |
| <b>Frontage (ft):</b>   | <b>Bathrooms:</b>  | 2      | <b>Age:</b>                | 30          |
| <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>        | \$4,291.69  |
| <b>Rear Yard Exp:</b>   | <b>Maint. Fee:</b> | 874.94 | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>            | Yes                |        | <b>P.I.D.:</b>             | 018-731-147 |

|                         |                               |                         |   |
|-------------------------|-------------------------------|-------------------------|---|
| <b>Style of Home:</b>   | 1 Storey,Corner Unit          | <b>Parking:</b>         | Total: 2 - Covered: 2                     |
| <b>Construction:</b>    | Frame - Wood                  | <b>Covered Parking:</b> | 2   |
| <b>Exterior:</b>        | Stucco                        | <b>Parking Access:</b>  | Front                                     |
| <b>Foundation:</b>      |                               | <b>Parking:</b>         | Garage; Underground,Other,Visitor Parking |
| <b>Rain Screen:</b>     | Full                          | <b>Locker:</b>          | Yes                                       |
| <b>Renovations:</b>     | Partly                        | <b>Units in Dev:</b>    | 33 - Total Units in Strata: 33            |
| <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>    | Balcony(s)                    | <b>PAD Rental:</b>      |   |
| <b>Type of Roof:</b>    | Torch-On                      | <b>Fixtures Leased:</b> | No  |
| <b>Floor Finish:</b>    | Tile,Wall/Wall/Mixed          | <b>Fixtures Rmvd:</b>   | No  |

**View:** Yes : OCEAN AND TREED AREA

**Mgmt. Company:** FRASER CAMPBELL - 604-585-3276

**Complex / Subdiv:** OCEAN PARK GARDENS

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

**Legal:** STRATA LOT 28, PLAN LMS1367, PART SE1/4, SECTION 18, 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

**Amenities:** Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage,Wheelchair Access

**Site Influences:** Adult Oriented,Central Location,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Microwave,Smoke Alarm

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** Saba Realty Ltd.

| Floor | Type            | Dimensions  | Floor | Type    | Dimensions |
|-------|-----------------|-------------|-------|---------|------------|
| Main  | Kitchen         | 14' x 10'6  | Main  | Laundry | 10' x 7'6  |
| Main  | Eating Area     | 10' x 7'2   | Main  | Foyer   | 13' x 7'2  |
| Main  | Dining Room     | 14'3 x 13'  |       |         |            |
| Main  | Living Room     | 16' x 14'6  |       |         |            |
| Main  | Primary Bedroom | 14'2 x 13'6 |       |         |            |
| Main  | Bedroom         | 15' x 11'6  |       |         |            |
| Main  | Den             | 14'2 x 12'  |       |         |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,861 sqft | <b># Of Rooms:</b>                | 9                        | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>             | 1                        | Main                  | 5                  | 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> | 1,861 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 1,861 sqft | <b># Of Pets:</b>                 | 1 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Gorgeous ocean view top floor corner unit condo in Ocean Park Gardens. 2 bedrooms and den, 2 full bathrooms, 4 skylights, 2 balconies over 206 sq.ft., gas fireplace,radiant in-floor heating, crown mouldings, tile flooring, designer window coverings, open plan kitchen, living and dining room renovated in 2004. Gourmet kitchen features custom solid cherry cabinetry, granite countertops with large island and professional series stainless steel appliances featuring a Miele dishwasher, Thermador range, hood fan and wall oven. Laundry room with sink, Bosch washer/dryer and built-in cabinetry, Gas BBQ hook-up STRATA fees include in-floor heat & hot water. Secure building w/video intercom, 2 parking stalls & storage. Steps away from Ocean Park Villageshops, grocery, banking, medical services.