

Depth/Size (ft):	144	Bedrooms:	5	Approx. Year Built:	2015
Frontage (ft):	62.00	Bathrooms:	6	Age:	9
Lot Area: (sq.ft.)	8,907.00	Full Baths:	5	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$9,362.93
Rear Yard Exp:	West			For Tax Year:	2024
View:	Yes			P.I.D.:	005-949-068

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Peekaboo ocean view from PBDRM

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 56 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 45562

Amenities: Swirlpool/Hot Tub

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Security System,Sprinkler - Inground,Vaulted Ceiling,Wet Bar,Wine Cooler

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 13'5	Main	Kitchen	6'10 x 5'9	Above	Bedroom	13'6 x 16'8
Main	Dining Room	12'5 x 10'2	Main	Dining Room	10'8 x 7'5	Above	Bedroom	11'6 x 14'5
Main	Kitchen	13'0 x 8'11	Main	Living Room	14'10 x 6'8	Above	Bedroom	13'2 x 16'4
Main	Eating Area	14'4 x 7'11	Main	Kitchen	11'0 x 7'2			
Main	Family Room	13'2 x 16'3	Main	Bedroom	13'5 x 9'11			
Main	Den	10'4 x 12'10	Above	Primary Bedroom	16'7 x 16'8			
Main	Media Room	16'11 x 24'11	Above	Walk-In Closet	12'2 x 6'0			

Finished Floor (Main):	2,582 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,647 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	6	Yes
Finished Floor (Total):	4,229 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	None	Above	4	Yes
Grand Total:	4,229 sqft	Beds In Bsmt:	0 / 5	Above	4	Yes
		# Of Pets:				

Beautifully built with quality craftsmanship, this elegant open concept home located in Ocean Park is situated on a large 8,907 sq.ft lot with a fully-fenced West facing backyard. Air-conditioned and flooded with natural light, this 5 bed + den / 6 bath home features a gourmet kitchen with oversized central island, JennAir SS appliances, and wok kitchen. Kitchen & family room open up to your private backyard, with a fully covered deck & built-in hot tub. Upstairs, you will find 4 spacious bedrooms, each with a dedicated ensuite bathroom & peekaboo ocean view from primary bedroom. Unwind in the media room complete with a full wet bar. One bedroom suite with separate private access located at the back corner of the home. Minutes walk to Ray Shepherd Elem. & walking distance to the ocean!