

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	38
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM15
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,402.97
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	566.39	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	005-752-230

<b>Style of Home:</b>	End Unit,Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<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>	Forced Air,Natural Gas	<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

<b>View:</b>	No
<b>Mgmt. Company:</b>	Leonis - 604-575-5474
<b>Complex / Subdiv:</b>	OCEAN PARK GROVE
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 9 SECTION 17 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2502 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>	Club House
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 14'11	Main	Foyer	8' x 6'3
Main	Dining Room	22' x 15'2			
Main	Kitchen	12'3 x 11'10			
Main	Primary Bedroom	15'11 x 12'3			
Main	Walk-In Closet	7'4 x 5'11			
Main	Bedroom	12'10 x 12'2			
Main	Laundry	8' x 5'7			

<b>Finished Floor (Main):</b>	1,529 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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,529 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,529 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: No			

Welcome to OCEAN PARK GROVE! Rarely available and highly sought after complex in a very desirable location. This FULLY RENOVATED 2 bedroom rancher style END UNIT boasts a bright and open, airy floor plan. The Living Room features wainscoting and a gas fireplace. Modern hardwood flooring and high end finishing throughout. Beautiful and spacious white Kitchen with wood accents, quartz countertops and Island with breakfast bar. The large MASTER BEDROOM ON MAIN has a walk-in closet and ensuite with double sinks & big glass shower. Private patio with lush landscaping. Double side by side garage and plenty of visitor parking.