## 12715 18A AVENUE SURREY

Crescent Bch Ocean Pk., V4A 7R5

Depth/Size (ft):	107 Feet	Bedrooms:	6	Approx. Year Buil	lt: 1979	9	
rontage (ft):	77.00	Bathrooms:	3	Age:	45		
.ot Area: (sq.ft.)	7,247.00	Full Baths:	3	Zoning:	R3		
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,6	77.92	
Rear Yard Exp:				For Tax Year:	2024	4	
View:	No			P.I.D.:	005-	128-102	
Style of Home:	Basement Entry		Parking:	Total: 6 - Covered:	2		
Construction:	Frame - Wood		Covered Parking:	2	2		
Exterior:	Brick, Fibre Cement Board, Wood		Parking Access:	Front			
oundation:			Parking:	Garage; Double			
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
of Fireplaces:	2 - Fuel: Natural Gas		Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	a		
uel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes			
Dutdoor Area:	Patio(s) & Deck(s)		PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Hardwood, Tile, Carpet		Fixtures Rmvd:	No			
View:	No						
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolste <b>Type</b> Living Room	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4	Recreation Nearby,Shopping ft Floor Below	Nearby <b>Type</b> Bedroom	<b>Dimer</b> 20' x 1	3'	
Igmt. Company: complex / Subdiv: Gervices Connected: egal: menities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): loor lain	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolste <b>Type</b> Living Room Dining Room	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13'	Recreation Nearby,Shopping ft Floor Below Below	Nearby	20' x 1 9'7 x 1	3' 3'8	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolster <b>Type</b> Living Room Dining Room Kitchen	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13' 18'3 x 13'	Recreation Nearby,Shopping ft Floor Below Below Below	Nearby <b>Type</b> Bedroom Bedroom Bedroom	20' x 1 9'7 x 1 10'9 x	3' 3'8 13'	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolster Type Living Room Dining Room Kitchen Primary Bedroom	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13' 18'3 x 13' 17'3 x 12'	Recreation Nearby,Shopping ft Floor Below Below	Nearby <b>Type</b> Bedroom Bedroom	20' x 1 9'7 x 1	3' 3'8 13'	
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Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolster Type Living Room Dining Room Kitchen Primary Bedroom Bedroom	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13' 18'3 x 13' 17'3 x 12' 11' x 12'	Recreation Nearby,Shopping ft Floor Below Below Below	Nearby <b>Type</b> Bedroom Bedroom Bedroom	20' x 1 9'7 x 1 10'9 x	3' 3'8 13'	
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Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP5: Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolste Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom 1,715 sqft	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13' 18'3 x 13' 17'3 x 12' 11' x 12' 9'6 x 9' # Of Rooms:	Recreation Nearby,Shopping ft Floor Below Below Below Below Below Below	Nearby Type Bedroom Bedroom Bedroom Kitchen Bathroom Floor	20' x 1 9'7 x 1 10'9 x 7'9 x 6 # of Pieces	3' 3'8 13' '9 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolster Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom 1,715 sqft 1,349 sqft	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13' 18'3 x 13' 17'3 x 12' 11' x 12' 9'6 x 9' # Of Rooms: # Of Kitchens:	Recreation Nearby,Shopping ft Floor Below Below Below Below Below Below Below Below	Nearby Type Bedroom Bedroom Bedroom Kitchen Bathroom Floor Above	20' x 1 9'7 x 1 10'9 x 7'9 x 6 <b># of Pieces</b> 4	3' 3'8 13' '9 <b>Ensuite?</b> No	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main Main Main	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolster Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13' 18'3 x 13' 17'3 x 12' 11' x 12' 9'6 x 9' # Of Rooms: # Of Kitchens: # Of Levels:	Recreation Nearby,Shopping ft Floor Below Below Below Below Below Below Below Below 2	Nearby Type Bedroom Bedroom Bedroom Kitchen Bathroom Floor Above Above	20' x 1 9'7 x 1 10'9 x 7'9 x 6 <b># of Pieces</b> 4 3	3' 3'8 13' '9 <b>Ensuite?</b> No Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolster Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13' 18'3 x 13' 17'3 x 12' 11' x 12' 9'6 x 9' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Recreation Nearby,Shopping ft Floor Below Below Below Below Below Below Below Below 2	Nearby Type Bedroom Bedroom Bedroom Kitchen Bathroom Floor Above Above	20' x 1 9'7 x 1 10'9 x 7'9 x 6 <b># of Pieces</b> 4 3	3' 3'8 13' '9 <b>Ensuite?</b> No Yes	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor: Grand Total:	OCEAN PARK Community,Electricity, LOT 98, PLAN NWP53 Air Cond./Central,In S Central Location,Cul-c Air Conditioning,Sprin Royal LePage - Wolster <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom 1,715 sqft 1,349 sqft 0 sqft 3,064 sqft	3571, PART S1/2, SECTION 18, TC uite Laundry de-Sac,Private Setting,Private Yard, kler - Inground encroft, Royal LePage - Wolstencro Dimensions 21' x 13'4 14' x 13' 18'3 x 13' 17'3 x 12' 11' x 12' 9'6 x 9' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Recreation Nearby,Shopping ft Floor Below Below Below Below Below Below Comparison Below B	Nearby Type Bedroom Bedroom Bedroom Kitchen Bathroom Floor Above Above	20' x 1 9'7 x 1 10'9 x 7'9 x 6 <b># of Pieces</b> 4 3	3' 3'8 13' '9 <b>Ensuite?</b> No Yes	

Open house: SAT SEPT 28 FROM 1-3PM. Desirable basement entry home with nearly 3,100 sq.ft on one of the best streets and lots in Ocean Park! Location is ideal with a quiet and private neighborhood on a cul-de-sac street. 3 large bedrooms upstairs, oversized living space and lots of natural light with an abundance of windows. Off the kitchen is an oversized tiered deck overlooking the spacious backyard and leading down to the patio space. BONUS media room/6th bedroom downstairs with a separate 2 bedroom SUITE. Features include 2 fireplaces, in ground sprinklers, dbl car garage with extended driveway, newer roof, newer hot water tank, custom oversized wood frame windows, air conditioning, updated bathrooms, glass rail panelling, steam shower (ensuite) and newer washer/dryer.

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