

<b>Depth/Size (ft):</b>	107 Feet	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	77.00	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	7,247.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,677.92
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	005-128-102

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

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	OCEAN PARK
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Water
<b>Legal:</b>	LOT 98, PLAN NWP53571, PART S1/2, SECTION 18, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,Sprinkler - Inground
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 13'4	Below	Bedroom	20' x 13'
Main	Dining Room	14' x 13'	Below	Bedroom	9'7 x 13'8
Main	Kitchen	18'3 x 13'	Below	Bedroom	10'9 x 13'
Main	Primary Bedroom	17'3 x 12'	Below	Kitchen	7'9 x 6'9
Main	Bedroom	11' x 12'			
Main	Bedroom	9'6 x 9'			

<b>Finished Floor (Main):</b>	1,715 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,349 sqft	<b># Of Kitchens:</b>	2	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	4	No
<b>Finished Floor (Total):</b>	3,064 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	3,064 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

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.