

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1996
Frontage (ft):	Bathrooms: 3	Age: 28
Lot Area:	Full Baths: 3	Zoning: RM14
Flood Plain:	Half Baths: 0	Gross Taxes: \$4,315.47
Rear Yard Exp:	Maint. Fee: 500.54	For Tax Year: 2024
View:		P.I.D.: 023-427-779

Style of Home: Rancher/Bungalow w/Bsmt.	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Wood	Parking Access: Front
Foundation:	Parking: Garage; Double
Rain Screen:	Locker:
Renovations:	Units in Dev: 31
# of Fireplaces: 2 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Forced Air,Natural Gas	Property Disc: Yes
Outdoor Area: Patio(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Hardwood,Wall/Wall/Mixed	Fixtures Rmvd: No

View:

Mgmt. Company: Century 21 - 604-278-2121

Complex / Subdiv: OCEANWOOD

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

Legal: STRATA LOT 2 SECTION 16 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2407 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry

Site Influences: Adult Oriented,Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby

Features: Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Intercom,Microwave,Oven - Built In,Range Top,Refrigerator,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 10'6	Main	Bedroom	14'5 x 14'4
Main	Dining Room	12'9 x 11'8	Bsmt	Recreation Room	34'6 x 17'5
Main	Kitchen	11'9 x 10'9	Bsmt	Laundry	10'9 x 9'3
Main	Eating Area	11'3 x 5'11	Bsmt	Storage	14'2 x 9'9
Main	Family Room	11'6 x 11'			
Main	Primary Bedroom	13'1 x 15'5			
Main	Walk-In Closet	7'3 x 5'1			

Finished Floor (Main): 1,538 sqft	# Of Rooms: 11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	No
Finished Floor (Below): 0 sqft	# Of Levels: 2	Main	5	Yes
Finished Floor (Bsmt): 891 sqft	Crawl/Bsmt Height:	Bsmt	3	No
Finished Floor (Total): 2,429 sqft	Basement: Fully Finished			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 2,429 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to highly sought-after, gated 55+ community of OCEANWOOD, known for its safety and wonderful neighbours. This spacious (over 2400 SF) rancher with a fully finished basement offers 2 bedrooms, 3 baths and an open floor plan. Features include vaulted ceilings, a skylight in the foyer, hardwood floors and 2 gas fireplaces, SIDE BY SIDE GARAGE. The bright kitchen boasts newer appliances, granite countertops, an island, and French doors leading to a private, large patio. The finished basement includes a huge recreation room, full bathroom and lots of storage. Ideal for empty nesters and retirees.