

<b>Depth/Size (ft):</b>	100.71	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1976
<b>Frontage (ft):</b>	71.42	<b>Bathrooms:</b>	4	<b>Age:</b>	48
<b>Lot Area (sq.ft.):</b>	7,193.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$5,756.85
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	006-719-783

<b>Style of Home:</b>	2 Storey,Split Entry	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum,Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Peekaboo ocean view

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 28, PLAN NWP43269, PART NW1/4, SECTION 8, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Private Setting,Private Yard,Shopping Nearby,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 15'2	Bsmt	Living Room	13'5 x 11'10
Main	Dining Room	10'6 x 11'3	Bsmt	Bedroom	14'5 x 12'10
Main	Kitchen	13'0 x 11'8	Bsmt	Kitchen	12'4 x 12'2
Main	Primary Bedroom	13'8 x 10'11			
Main	Bedroom	10'8 x 10'11			
Main	Bedroom	9'11 x 9'10			
Bsmt	Bedroom	9'6 x 8'8			

<b>Finished Floor (Main):</b>	1,317 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	890 sqft	<b>Suite:</b>	Licensed Suite	Bsmt	2	No
<b>Finished Floor (Total):</b>	2,207 sqft	<b>Crawl/Bsmt Height:</b>	8'0	Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,207 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Welcome to Ocean Park! This quiet location offers quick access to Fun-Fun Park and Kwomais Point Park. It's within walking distance of all the shops in Ocean Park Village. This spacious family house features 3 bedrooms and 2 bathrooms upstairs, and 1 bedroom and 1 bathroom downstairs, with a mortgage helper that can easily be converted into a 2-bedroom suite. With a huge private backyard and Ocean Cliff Elementary and Elgin Park Secondary in the catchment area, this cozy house is the perfect place to raise kids. The upstairs is vacant for the new owners, while the suite is currently rented for \$1,500 on a month-to-month basis. Bring your offer—quick possession is possible!