

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1959
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	3	<b>Age:</b>	65
<b>Lot Area: (sq.ft.)</b>	5,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,301.33
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-271-923

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 3 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Addition,Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<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,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Ocean from 2nd floor
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Ocean Park
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 14 BLOCK 4 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834
<b>Amenities:</b>	Storage,Workshop Detached
<b>Site Influences:</b>	Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'11 x 9'1	Main	Storage	7'0 x 6'5
Main	Dining Room	13'6 x 12'8	Above	Primary Bedroom	15'3 x 12'6
Main	Kitchen	11'0 x 14'11	Above	Walk-In Closet	10'9 x 4'7
Main	Family Room	15'3 x 11'1	Above	Bedroom	8'10 x 11'5
Main	Foyer	5'8 x 9'1			
Main	Bedroom	10'11 x 15'5			
Main	Bedroom	11'6 x 10'0			

<b>Finished Floor (Main):</b>	1,275 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	686 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	1,961 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,961 sqft	<b>Beds In Bsmnt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to this peaceful location in sought-after Ocean Park, just a short stroll to Kwomais Point Park and 1001 Steps. This lovely four bedroom home was fully remodeled in 2012 by an established local builder. The spacious master bedroom has its own south-facing balcony and large windows that let in tons of natural light. A second master suite on the main floor offers numerous options for multi-generational living with easy no-stairs access. The stunningly landscaped backyard is perfect for entertaining with a patio off the kitchen. The outdoor office or workshop has heat & internet for year-round enjoyment. Electric vehicle charger included. Don't miss this one! OPEN HOUSE Sat May 18, 1:30-3:30 pm.