

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

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Addition,Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View: Yes : Ocean from 2nd floor

Mgmt. Company:

Complex / Subdiv: Ocean Park

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

Legal: LOT 14 BLOCK 4 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834

Amenities: Storage,Workshop Detached

Site Influences: Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Storage Shed

Bylaw Restrict:

Listing Broker(s): 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			

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

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 3, 1:30-3:30pm.