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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 135 | Bedrooms: | 4 | Approx. Year Built: | 1975 |
| Frontage (ft): | 60.00 | Bathrooms: | 3 | Age: | 49 |
| Lot Area: (sq.ft.) | 8,123.00 | Full Baths: | 3 | Zoning: | RF |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$5,339.93 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 005-292-042 |

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|-------------------------|-------------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Wood | Parking Access: | Front |
| Foundation: | | Parking: | Carport; Multiple |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Wood | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed, Vinyl/Linoleum, Carpet | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity, Sanitary Sewer, Water |
| Legal: | LOT 67, PLAN NWP44865, PART S1/2, SECTION 18, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. |
| Amenities: | None |
| Site Influences: | Central Location, Lane Access, Private Setting, Private Yard, Shopping Nearby, Treed |
| Features: | Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Storage Shed, Stove, Vacuum - Roughed In |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage Northstar Realty (S. Surrey) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|-----------------|-------------|
| Main | Foyer | 4'8 x 4'5 | Main | Laundry | 4'10 x 5'10 |
| Main | Kitchen | 14'6 x 10'3 | Main | Storage | 5'6 x 14'4 |
| Main | Dining Room | 8'10 x 10'3 | Above | Bedroom | 9'10 x 10'8 |
| Main | Living Room | 20'1 x 12'7 | Above | Bedroom | 9'3 x 10'8 |
| Main | Eating Area | 10'5 x 10'8 | Above | Primary Bedroom | 14'0 x 12'5 |
| Main | Family Room | 11'3 x 10'8 | | | |
| Main | Bedroom | 7'9 x 8'9 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,145 sqft | # Of Rooms: | 12 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 631 sqft | # Of Kitchens: | 1 | Below | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 3 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,776 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,776 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Nestled in the picturesque Ocean Park, this centrally located 8,123 sqft large lot is an exceptional family home offering unparalleled privacy and convenience. With 4 bedrooms, 3 bathrooms, and 1,776 sqft of interior living space, updated kitchen cabinets, and abundant natural light throughout, this home exudes warmth and elegance in every corner. Enjoy the serenity of the landscaped yard and the convenience of an easy stroll to Ocean Park shopping center, Crescent Park, and Crescent Beach, as well as schools within the catchment area of Crescent Elementary and Elgin Park Secondary, creating an idyllic lifestyle for you and your loved ones.