

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

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

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			

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.