

Depth/Size (ft):	120.00	Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):	60.00	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	7,221.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,397.84
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-960-192

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

View:

Mgmt. Company:

Complex / Subdiv: Ocean Cliff Estates

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

Legal: LOT 422 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 61894.

Amenities: In Suite Laundry

Site Influences: Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 14'3	Above	Primary Bedroom	12'5 x 9'2
Main	Family Room	18'3 x 14'10	Above	Bedroom	13'3 x 10'7
Main	Kitchen	13'11 x 8'3	Above	Bedroom	10'10 x 10'4
Main	Dining Room	13'4 x 10'6			
Main	Eating Area	8'7 x 7'8			
Main	Foyer	8'8 x 5'9			
Main	Laundry	8'1 x 7'10			

Finished Floor (Main):	1,243 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	786 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	2,029 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,029 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Beautiful, Quiet, Serene Ocean Cliff Estates! This 3 bedroom, 3 bathroom home is located in one of the most desirable & sought after family neighbourhoods in Ocean Park! Spacious main floor with dining & eating areas, living room, family room and 2 cozy gas fireplaces. Kitchen features convenient island and built in oven. Ample closet space throughout and extra wide staircase. High efficiency furnace and 1 yr old hot water tank. Extra large 7210 square foot lot with a well maintained private backyard that is perfect for family gatherings and entertaining! Ocean Cliff Elementary / Elgin Secondary catchments. Close proximity to trails, parks, beach and shopping. Open Houses Saturday April 20, 2024 from 3:00 - 5:00 PM and Sunday April 21, 2024 from 12:00 - 2:00 PM.