R2867212 House/Single Family

2085 OCEAN FOREST DRIVE SURREY

Crescent Bch Ocean Pk., V4A 6P1

Residential Detached \$1,674,900 (LP)

		Crescent Bch				
Depth/Size (ft):	120.00	Bedrooms:	3	Approx. Year Bui	lt: 1983	}
rontage (ft):	60.00	Bathrooms:	3	Age:	41	
ot Area: (sq.ft.)	7,221.00	Full Baths:	2	Zoning:	RF	
lood Plain:	7,221.00	Half Baths:	1	Gross Taxes:		97.84
Rear Yard Exp:		Hall Datits.	I	For Tax Year:	φ0,03 2023	
/iew:				P.I.D.:		, 960-192
new.				F.I.D	002-	900-192
tyle of Home:	2 Storey		Parking:	Total: 6 - Covered	: 2	
construction:	Frame - Wood		Covered Parking:	2		
xterior:	Mixed,Wood		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:	-		
lenovations:			Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Gas	3	Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural G	as	Property Disc:	Yes		
outdoor Area:	Fenced Yard,Patio(s		PAD Rental:			
ype of Roof:	Asphalt	· · · · ·	Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No		
/iew:						
-						
View: Mgmt. Company: Complex / Subdiv:	Ocean Cliff Estates					
Mgmt. Company: Complex / Subdiv:		y,Natural Gas,Sanitary Sewer,Storr	n Sewer,Water			
Mgmt. Company: Complex / Subdiv: Services Connected:	Community,Electricit	y,Natural Gas,Sanitary Sewer,Storr 18 TOWNSHIP 1 NEW WESTMINS				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Community,Electricit					
Mgmt. Company:	Community,Electricit LOT 422 SECTION ⁻ In Suite Laundry	18 TOWNSHIP 1 NEW WESTMINS	TER DISTRICT PLAN 61894.			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva	18 TOWNSHIP 1 NEW WESTMINS	TER DISTRICT PLAN 61894. g Nearby	• Shed		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva	18 TOWNSHIP 1 NEW WESTMINS	TER DISTRICT PLAN 61894. g Nearby	Shed		
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S	18 TOWNSHIP 1 NEW WESTMINS	TER DISTRICT PLAN 61894. g Nearby	Shed		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West (18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings	TER DISTRICT PLAN 61894. g Nearby		Dimen	sions
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24)	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage	Туре	Dimen 12'5 x 5	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West (Type Living Room	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above	Type Primary Bedroom	12'5 x 9	9'2
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West Type Living Room Family Room	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppin Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above	Type Primary Bedroom Bedroom	12'5 x 9 13'3 x 1	9'2 10'7
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva CithWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen	18 TOWNSHIP 1 NEW WESTMINS te Yard, Recreation Nearby, Shoppir Stve/DW, Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above	Type Primary Bedroom	12'5 x 9	9'2 10'7
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eylaw Restric: isting Broker(s): loor lain lain lain	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva CithWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room	18 TOWNSHIP 1 NEW WESTMINS te Yard, Recreation Nearby, Shoppir Stve/DW, Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above	Type Primary Bedroom Bedroom	12'5 x 9 13'3 x 1	9'2 10'7
Agmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: reatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppin Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6 8'7 x 7'8	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above	Type Primary Bedroom Bedroom	12'5 x 9 13'3 x 1	9'2 10'7
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Toor Iain Iain Iain Iain Iain	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area Foyer	18 TOWNSHIP 1 NEW WESTMINS the Yard, Recreation Nearby, Shoppin Stve/DW, Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6 8'7 x 7'8 8'8 x 5'9	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above	Type Primary Bedroom Bedroom	12'5 x 9 13'3 x 1	9'2 10'7
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppin Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6 8'7 x 7'8	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above	Type Primary Bedroom Bedroom	12'5 x 9 13'3 x 1	9'2 10'7
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area Foyer Laundry 1,243 sqft	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'14 x 10'6 8'7 x 7'8 8'8 x 5'9 8'1 x 7'10 # Of Rooms:	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above	Type Primary Bedroom Bedroom Bedroom	12'5 x 5 13'3 x 10'10 x # of Pieces	9'2 10'7 : 10'4 Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): foor ain ain ain ain ain ain ain ain ain ain	Community,Electricit LOT 422 SECTION In Suite Laundry Private Setting,Priva CithWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area Foyer Laundry	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6 8'7 x 7'8 8'8 x 5'9 8'1 x 7'10 # Of Rooms: # Of Kitchens:	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above Above Above 10	Type Primary Bedroom Bedroom Bedroom	12'5 x s 13'3 x 10'10 x	9'2 10'7 : 10'4
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area Foyer Laundry 1,243 sqft	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'14 x 10'6 8'7 x 7'8 8'8 x 5'9 8'1 x 7'10 # Of Rooms:	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above Above Above 10	Type Primary Bedroom Bedroom Bedroom	12'5 x 5 13'3 x 10'10 x # of Pieces	9'2 10'7 : 10'4 Ensuite?
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain ain binshed Floor (Main): inished Floor (Below):	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area Foyer Laundry 1,243 sqft 786 sqft	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6 8'7 x 7'8 8'8 x 5'9 8'1 x 7'10 # Of Rooms: # Of Kitchens:	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above Above Above 10	Type Primary Bedroom Bedroom Bedroom Bedroom Floor Main	12'5 x s 13'3 x 10'10 x # of Pieces 2	9'2 10'7 : 10'4 Ensuite? No
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain bain ba	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area Foyer Laundry 1,243 sqft 786 sqft 0 sqft	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6 8'7 x 7'8 8'8 x 5'9 8'1 x 7'10 # Of Rooms: # Of Kitchens: # Of Levels:	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above Above Above 10	Type Primary Bedroom Bedroom Bedroom Bedroom Floor Main Above	12'5 x 5 13'3 x 10'10 x # of Pieces 2 3	9'2 10'7 : 10'4 Ensuite? No Yes
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area Foyer Laundry 1,243 sqft 786 sqft 0 sqft 0 sqft	18 TOWNSHIP 1 NEW WESTMINS the Yard,Recreation Nearby,Shoppin Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6 8'7 x 7'8 8'8 x 5'9 8'1 x 7'10 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above Above Above 10	Type Primary Bedroom Bedroom Bedroom Bedroom Floor Main Above	12'5 x 5 13'3 x 10'10 x # of Pieces 2 3	9'2 10'7 : 10'4 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Community,Electricit LOT 422 SECTION - In Suite Laundry Private Setting,Priva ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Family Room Kitchen Dining Room Eating Area Foyer Laundry 1,243 sqft 786 sqft 0 sqft 0 sqft 2,029 sqft	18 TOWNSHIP 1 NEW WESTMINS te Yard,Recreation Nearby,Shoppir Stve/DW,Drapes/Window Coverings Coast Realty (Surrey/24) Dimensions 14'11 x 14'3 18'3 x 14'10 13'11 x 8'3 13'4 x 10'6 8'7 x 7'8 8'8 x 5'9 8'1 x 7'10 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	TER DISTRICT PLAN 61894. g Nearby ,Garage Door Opener,Storage Floor Above Above Above 10 1 2	Type Primary Bedroom Bedroom Bedroom Bedroom Floor Main Above	12'5 x 5 13'3 x 10'10 x # of Pieces 2 3	9'2 10'7 : 10'4 Ensuite? No Yes

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.

Cotala Produced and printed by Cotala Cross-Media Inc.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.