

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	5	Age:	21
Lot Area (sq.ft.):	8,428.00	Full Baths:	4	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,595.30
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	025-361-821

Style of Home:	2 Storey	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Open,RV Parking Avail.
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:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : OCEAN FROM PRMASTER BED & DEN

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 11, PLAN LMP53206, SECTION 18, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Oven - Built In,Range Top,Security System,Sprinkler - Inground,Storage Shed,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 15'0	Main	Den	6'1 x 7'6	Above	Den	10'8 x 7'7
Main	Eating Area	11'9 x 12'10	Main	Laundry	6'2 x 11'0	Above	Other	10'5 x 14'4
Main	Family Room	18'4 x 18'2	Main	Foyer	6'7 x 6'5	Above	Other	5'1 x 8'6
Main	Bar Room	6'8 x 6'8	Above	Primary Bedroom	15'5 x 17'7	Above	Other	4'11 x 8'6
Main	Dining Room	18'6 x 11'7	Above	Bedroom	17'3 x 10'9	Abv Main 2	Loft	11'3 x 16'9
Main	Living Room	14'9 x 14'4	Above	Bedroom	13'0 x 12'9	Abv Main 2	Eating Area	5'4 x 5'7
Main	Den	10'8 x 11'3	Above	Walk-In Closet	9'1 x 8'5	Abv Main 2	Other	5'0 x 8'1

Finished Floor (Main):	1,762 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,407 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Abv Main 2	3	No
Finished Floor (Total):	3,525 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Crawl	Above	4	Yes
Grand Total:	3,525 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to Indian Fort Drive. Step inside this spacious & meticulously, well maintained, custom built home, with partial Ocean Views, located in sought after Ocean Park, on a peaceful & tranquil cul-de-sac, walking distance to Crescent Beach, schools & shopping. This bright 4 Bed/5 Bath, has high quality finishing throughout w/lots natural light & features 3 Beds up, all w/ensuite, including 356 sq.ft Loft over Detached Dbl. Garage (4th Bed) w/3 pc. Bath. Main floor features 10 ft. coffered ceilings with gorgeous H/W floors, Gourmet Kitchen with lots cabinet storage, S/S Appls, Granite C/Tops & Island. Bright Family Room, with Gas F/P & french doors leading to patio & private fenced B/Yard, Great for entertaining. Watch Eagles & Sunsets from your porch! 1st Showing-Open/Hs May 4 & 5th 2-4