

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):		Bathrooms:	3	Age:	37
Lot Area:		Full Baths:	2	Zoning:	RM--15
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,287.79
Rear Yard Exp:		Maint. Fee:	540.45	For Tax Year:	2023
View:	No			P.I.D.:	007-167-351

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	45
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Other	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	No
Mgmt. Company:	Peninsula Strata Management - 604-385-2242
Complex / Subdiv:	PALISADES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 16, PLAN NWS2553, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, STRATA PHASE 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Club House,In Suite Laundry
Site Influences:	Golf Course Nearby,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 14'1	Below	Storage	18'4 x 14'1
Main	Dining Room	10'4 x 11'8	Below	Storage	12'11 x 12'9
Main	Bedroom	9'9 x 13'1	Above	Primary Bedroom	15'1 x 11'0
Main	Kitchen	10'1 x 15'6	Above	Bedroom	10'10 x 12'2
Main	Foyer	8'3 x 8'4	Above	Walk-In Closet	8'0 x 5'4
Main	Patio	15'1 x 15'5	Main	Eating Area	9'1 x 12'5
Below	Recreation Room	12'1 x 19'0			

Finished Floor (Main):	1,046 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	735 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	290 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,071 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,071 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautifully updated 3 bedroom townhome in highly desirable Ocean Park in the Palisades complex ! Over2000 square feet with a bedroom on the main floor (note no closet) and two bedrooms upstairs PLUS a large rec room + storage on lower level! White kitchen, stainless steel appliances with lovely updating throughout, including bathrooms.2 bedrooms up and a large rec room on the lower level. West exposed patio with lots of sunshine. Double garage and loads of storage. Pet friendly, 55+ (one person). Live the resort lifestyle and walk to the beach and all the amenities in Ocean Park from your new home!