

Depth/Size (ft):	50	Bedrooms:	5	Approx. Year Built:	1993
Frontage (ft):	100.00	Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	5,004.00	Full Baths:	3	Zoning:	RF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,025.60
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	018-618-332

Style of Home:	Reverse 2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Double,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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Ocean Park Village

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

Legal: LOT 2, PLAN LMP14395, PART NW1/4, SECTION 8, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Jetted Bathtub,Storage Shed,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'4 x 20'2	Below	Bedroom	12'9 x 16'2
Main	Bedroom	9'4 x 11'6	Below	Foyer	9'4 x 6'11
Main	Bedroom	9'5 x 15'1	Below	Bedroom	9'3 x 15'1
Main	Living Room	12'11 x 16'2	Below	Laundry	7'2 x 11'7
Main	Dining Room	9'4 x 11'0	Below	Family Room	27'2 x 12'1
Main	Kitchen	11'0 x 11'2			
Main	Eating Area	7'0 x 8'1			

Finished Floor (Main):	1,472 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Below	4	No
Finished Floor (Below):	1,230 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	Yes
Finished Floor (Total):	2,702 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,702 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to the wonderful community of Ocean Park! Located on the quiet end of prestigious Marine Drive, this ideal family home includes 5 beds and 3 full baths w 9' ceilings. The main floor features large south exposed windows and expansive south / west deck exposure with tons of light and sunshine. 3 bedrooms, including the primary with ensuite, as well as the kitchen w gas, dining and family room. The lower floor features the entrance, two bedrooms and rec room, which is ideal for teens, extended family or possible suite potential. Parking for 4 cars. Enjoy the short walk to Kwomais Park, Starbucks, Safeway and all of the quaint shops of Ocean Park Village. 5 minute drive to White Rock and Crescent Beaches!