

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2003
Frontage (ft):	Bathrooms: 2	Age: 21
Lot Area:	Full Baths: 2	Zoning: CD
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,143.16
Rear Yard Exp:	Maint. Fee: 490.81	For Tax Year: 2023
View: No		P.I.D.: 025-806-874

Style of Home: Rancher/Bungalow	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Fibre Cement Board,Mixed,Wood	Parking Access: Front
Foundation:	Parking: Garage; Underground
Rain Screen:	Locker: Yes
Renovations:	Units in Dev:
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric,Natural Gas	Property Disc: No
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Mixed	Fixtures Rmvd: No

View: No
Mgmt. Company: Pacific Quorum Inc. - 604-635-0260
Complex / Subdiv: Ocean Bay Villas
Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water
Legal: STRATA LOT 117, PLAN BCS613, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities: Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
Site Influences: Central Location,Recreation Nearby,Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s): Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'1 x 8'			
Main	Dining Room	11'8 x 8'5			
Main	Living Room	14'3 x 11'11			
Main	Primary Bedroom	14'10 x 10'11			
Main	Bedroom	10'11 x 10'2			
Main	Patio	20' x 14'10			

Finished Floor (Main): 919 sqft	# Of Rooms: 6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	No
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	4	Yes
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 919 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 919 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Ocean Bay Villas. 2 bedroom, 2 bathroom condo with 900+ square feet offering a well-designed open floor plan with the kitchen overlooking the dining and living rooms. Features include a gas fireplace, in suite laundry, storage locker, 1 parking stall and an oversized balcony. Saddle Tan hardwood floors, newer washer/dryer/dishwasher and some newer window coverings. Floor to ceiling mirrors in dining/living rooms & carpets replaced in bedrooms in recent years. Well maintained complex with amenities that include fitness center, guest suite, lounge/rec room and a workshop. Fantastic location close to shopping, schools, restaurants, transit, hospital, Semiahmoo Mall and a short drive to White Rock Beach. Non-smoking building, No short term rentals, 1 dog or 2 cats OR 1 dog and 1 cat.