

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 61       | <b>Bedrooms:</b>   | 2 | <b>Approx. Year Built:</b> | 1986        |
| <b>Frontage (ft):</b>     | 95.00    | <b>Bathrooms:</b>  | 2 | <b>Age:</b>                | 38          |
| <b>Lot Area: (sq.ft.)</b> | 6,111.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RF          |
| <b>Flood Plain:</b>       | No       | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$5,000.82  |
| <b>Rear Yard Exp:</b>     | West     |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              | No       |                    |   | <b>P.I.D.:</b>             | 001-097-512 |

|                         |                                |                         |                       |
|-------------------------|--------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | Rancher/Bungalow               | <b>Parking:</b>         | Total: 2 - Covered: 2 |
| <b>Construction:</b>    | Frame - Wood                   | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Mixed                          | <b>Parking Access:</b>  |                       |
| <b>Foundation:</b>      |                                | <b>Parking:</b>         | Garage; Double        |
| <b>Rain Screen:</b>     |                                | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     | Other                          | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> |                                | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | City/Municipal                 | <b>Title to Land:</b>   | Freehold NonStrata    |
| <b>Fuel/Heating:</b>    | Forced Air                     | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Fenced Yard,Patio(s) & Deck(s) | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                        | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Laminate,Carpet                | <b>Fixtures Rmvd:</b>   | No                    |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      |  |
| <b>Complex / Subdiv:</b>   | Ocean Bluff  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| <b>Legal:</b>              | PL 66018 LT 546 LD 36 SEC 16 TWP 1 PART SE 1/4           |
| <b>Amenities:</b>          | None   |
| <b>Site Influences:</b>    | Central Location,Recreation Nearby                       |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW                                |
| <b>Bylaw Restrict:</b>     |  |
| <b>Listing Broker(s):</b>  | Sutton Group-West Coast Realty (Surrey/24)               |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|------|------------|
| Main  | Living Room     | 12'4 x 11'6  |       |      |            |
| Main  | Kitchen         | 9'11 x 9'5   |       |      |            |
| Main  | Family Room     | 10'2 x 11'7  |       |      |            |
| Main  | Foyer           | 6'6 x 5'8    |       |      |            |
| Main  | Primary Bedroom | 14' x 11'6   |       |      |            |
| Main  | Bedroom         | 9'4 x 9'10   |       |      |            |
| Main  | Dining Room     | 6'10 x 11'10 |       |      |            |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,200 sqft | <b># Of Rooms:</b>        | 7     | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1     | Main                  | 4                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 1     | Main                  | 4                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | None  |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,200 sqft | <b>Crawl/Bsmt Height:</b> |       |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Crawl |                       |                    |                 |
| <b>Grand Total:</b>            | 1,200 sqft | <b>Beds In Bsmt:</b>      | 0 / 2 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

This bright, quiet and cozy rancher located in the sought after Ocean Bluff, Beautiful blooming cherry trees surrounding the neighborhood. 6111 sqft Sunny rectangular lot, 1200 sqft home with 2 bedrooms, 2 full baths, Living room and family room. Gas fireplace. Several fruit trees, Sunny west facing sundeck. Minutes walk to Bayridge Elementary and Semiahmoo Secondary catchment. Walking distance to South Surrey Recreation center, and Athlete Park, as well as the large Urban Forest Park. This corner lot is also perfect site for future development of multiple family dwelling.