

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	26
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,127.93
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	366.48	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	024-359-131

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>	Completely, Partly	<b>Units in Dev:</b>	70
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Natural Gas, Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** DAVIN MANAGEMENT - 604-594-5643

**Complex / Subdiv:** OCEAN RIDGE

**Services Connected:** Electricity, Natural Gas, Water

**Legal:** STRATA LOT 35, PLAN LMS3776, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, 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:** Bike Room, Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access

**Site Influences:** Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest., Rentals Allowed

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 7'6			
Main	Nook	7'0 x 6'0			
Main	Living Room	13'6 x 10'0			
Main	Dining Room	10'0 x 8'0			
Main	Primary Bedroom	15'3 x 10'9			
Main	Bedroom	8'3 x 8'0			

<b>Finished Floor (Main):</b>	780 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	780 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	780 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to Ocean Ridge. True WHITE ROCK living at your doorstep. Fabulous 2 Bdrm & 2 full bath unit in a substantially rebuilt complex. Bright and well laid out floorplan features laminate flooring, stainless steel appliances, crown moulding throughout and private balcony overlooking Pacific Ave. Fantastic location in the heart of Five Corners. Walking distance to Shops, Restaurants, Breweries, White Rock Elementary school, and last but not least....White Rock Beach. Rentals & pets allowed (no height restrictions). Comes in 1 parking and 1 storage locker. You will LOVE it here!