

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 1	<b>Approx. Year Built:</b> 1963
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 1	<b>Age:</b> 61
<b>Lot Area:</b>	<b>Full Baths:</b> 1	<b>Zoning:</b> RM2
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$863.54
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 649.84	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 024-374-059

<b>Style of Home:</b> Inside Unit	<b>Parking:</b>
<b>Construction:</b> Concrete	<b>Covered Parking:</b>
<b>Exterior:</b> Concrete	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Other
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b> 86
<b># of Fireplaces:</b>	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Shares in Co-operative
<b>Fuel/Heating:</b> Baseboard,Hot Water	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> None	<b>PAD Rental:</b>
<b>Type of Roof:</b> Other	<b>Fixtures Leased:</b>
<b>Floor Finish:</b>	<b>Fixtures Rmvd:</b>

**View:**

**Mgmt. Company:** C&C Property Group - 604-987-9040

**Complex / Subdiv:** Oceanbrook

**Services Connected:** Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 6 PARCEL B SOUTH EAST 1/4 OF DISTRICT LOT 1054 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 10851

**Amenities:** Bike Room,Club House,Elevator,Exercise Centre,Garden,Pool; Indoor,Pool; Outdoor,Sauna/Steam Room,Shared Laundry,Swirlpool/Hot Tub

**Site Influences:** Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby

**Features:**

**Bylaw Restrict:** Age Restrictions,Pets Not Allowed,Rentals Not Allowed,Smoking Restrictions

**Listing Broker(s):** Macdonald Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 10'7			
Main	Dining Room	11'8 x 5'0			
Main	Kitchen	10'1 x 4'7			
Main	Primary Bedroom	14'6 x 8'1			
Main	Solarium	11'8 x 4'1			

<b>Finished Floor (Main):</b> 665 sqft	<b># Of Rooms:</b> 5	<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			
<b>Finished Floor (Bsmnt):</b> 0 sqft	<b>Crawl/Bsmnt Height:</b>			
<b>Finished Floor (Total):</b> 665 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 665 sqft	<b># Of Pets:</b>			

Highly sought after Oceanbrook co-op offers an enviable lifestyle and incredible value. Located blocks from the water and the village of Ambleside. Located on the first level up the beautiful gardens are almost at your fingertips and you can feel the gorgeous ocean breeze through the large sliding windows. Thoughtfully renovated kitchen with induction cook top, loads of storage, deep drawers and quartz counters. Reno'd bath features walk in shower. Fabulous closet system in bedroom (removable if not needed). The amenities are super fun with indoor & outdoor pool, gym & charming gathering space for planned or impromptu get togethers with neighbours and friends. Speak to your realtor about co-op financing. No pets or rentals, 18+, maint fee includes lots of items including property taxes.