

Presented by:  
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South Surrey White Rock, Crescent Bch Ocean Pk.  
**2069 OCEAN FOREST DR, V4A 2P1**

**MLS# F1416519**

Residential Detached  
**Sold**



List Price: \$859,000      Sold Price: \$835,000      Days on Market: 23  
 Sold Date: 24-Jul-14

Complex/Subdiv: OCEAN CLIFF ESTATES

Frontage: 63.00 ft      Bedrooms: 3      PID: 002-960-214  
 Depth/Size: 122      Bathrooms: 2      Type: House/Single Family  
 Lot Area SqFt: 7571.00      Full Baths: 2      Approx Yr Blt: 1982  
 Rear Yard Exp:      Half Baths: 0      Age at List Date: 32  
 Meas Type: Feet      If New GST/HST Incl:      Taxes: \$3,709 (2013)  
 Flood Plain:      Zoning: RF

View: N  
 Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home: Rancher/Bungalow      Total Parking: 4      Covered Parking: 2  
 Construction: Frame - Wood      Parking Access: Front  
 Foundation: Concrete Perimeter      Parking Facilities: Garage; Double  
 Exterior: Wood

Rainscreen:      R/I Plumbing:      Dist to Public Trans:      Dist to School Bus:  
 Type of Roof: Asphalt      Possession:  
 Renovations: Completely      Reno Year: 2014      Title to Land: Freehold NonStrata  
 Flooring: Hardwood, Tile, Wall/Wall/Mixed      Seller's Interest: Registered Owner  
 Water Supply: City/Municipal      Mortgage Info: \$0  
 Heat/Fuel: Forced Air, Natural Gas  
 No. of Fireplaces: 2      R/I Fireplaces:      Property Disclosure: Y  
 Fireplace Fuel: Gas - Natural      Out Buildings:  
 Outdoor Area: Sundeck(s)  
 Pad Rental:  
 Fixtures Leas: N  
 Fixt Removed: N

Legal: LT 424 SEC 18 TWP 1 NWD PLN 61894  
 Amenities: None  
 Site Influences:  
 Features Incl: Vacuum Blt. In, Vaulted Ceiling, Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	6'5" X 5'11"			X			X
Main F.	Living Room	17'7" X 12'11"			X			X
Main F.	Dining	11'1" X 11'0"			X			X
Main F.	Kitchen	14'11" X 10'0"			X			X
Main F.	Family Room	14'11" X 14'0"			X			X
Main F.	Master Bedroom	23'1" X 12'7"			X			X
Main F.	Walk-In Closet	10'11" X 6'7"			X			X
Main F.	Bedroom	10'11" X 9'0"			X			X
Main F.	Bedroom	10'11" X 8'10"			X			X
Main F.	Laundry	10'3" X 5'0"			X			X

Floor Area (SqFt):			Bathrooms		
Main Floor Area SqFt:	1,837	Total # Rooms:	10	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	1	3	
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4'0"	4	
Total Finished Floor SqFt:	1,837	Basement Area:	Crawl	5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	1,837			8	

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

Quality abounds in this completely renovated 3 bedroom, 2 bathroom rancher located in beautiful Ocean Park. The dream kitchen, with its new cabinets, granite countertops, and new professional grade appliances opens to a large great room ideal for your entertaining pleasure. The spacious main floor master bedroom has a sumptuous ensuite, roomy walk-in closet, fireplace and sitting area for your enjoyment. Two additional bedrooms, formal living and dining room with soaring ceilings, new beautiful millwork and paint, and new hardwood floors are just a few additional features of this spectacular home. Relax in the manicured yard in sunny privacy. Nothing to do but move into this completely updated home close to schools and shopping.