

R2463999
House/Single Family

2648 DOGWOOD DRIVE
Surrey
Crescent Bch Ocean Pk
V4A 3K5

Residential Detached
\$2,098,000 (LP)



Depth/Size (ft.): **139-174 ft** Frontage (ft.): **70.00** Approx. Yr Built: **1977**
Irregular Bedrooms: **4** Age: **43**
 Lot Area (sq.ft.): **14,679.72** Bathrooms: **5** Zoning: **RH**
 Flood Plain: **No** Full Baths: **4** Gross Taxes: **\$5,934.56**
 Rear Yard Exp: Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **010-895-701**
 View: **No**
 Complex / Subdiv: **Crescent Heights**
 Services: **Community,Electricity,Natural Gas,Sanitary Sewer,Storm**
 Connected: **Sewer,Water**

Style of Home: **2 Storey w/Bsmt.,Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric,Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric,Forced Air,Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Rooftop Deck,Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **7** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Tile,Wall/Wall/Mixed**

Legal: **LOT 5 BLOCK 6 DISTRICT LOT 52 GROUP 2 NEW WESTMINSTER DISTRICTPLAN 3136**
 Amenities:
 Site Influences: **Marina Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Vaulted Ceiling,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	20'0 x 13'3	Below	Workshop	13'0 x 11'3			x
Main	Living Room	19'6 x 13'2	Below	Bedroom	17'0 x 13'1			x
Main	Dining Room	12'6 x 11'3	Below	Laundry	10'2 x 7'10			x
Main	Bedroom	15'4 x 11'8	Below	Storage	18'11 x 7'1			x
Main	Walk-In Closet	8'1 x 4'6	Below	Foyer	19'7 x 14'4			x
Main	Bedroom	13'5 x 10'7			x			x
Above	Master Bedroom	19'7 x 11'3			x			x
Above	Walk-In Closet	10'0 x 6'7			x			x
Below	Recreation Room	19'9 x 16'10			x			
Below	Games Room	18'11 x 7'1			x			

Finished Floor (Main):	1,542	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	520	# of Kitchens:	1	1	Main	4	Yes
Finished Floor (Below):	1,540	# of Levels:	3	2	Main	3	Yes
Finished Floor (Basement):	0	Suite:	None	3	Main	2	No
Finished Floor (Total):	3,602 sq. ft.	Crawl/Bsmt. Height:		4	Above	5	Yes
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 4	5	Below	3	No
Grand Total:	3,602 sq. ft.	Basement:	Full,Fully Finished,Separate Entry	6			No
				7			No
				8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

Beautifully updated home on 1/3 acre in prestigious Crescent Heights, an area of Multimillion Dollar Dream Homes. Awesome place to raise a family - Cruise down Sandy Trail to Crescent Beach, enrol the kids in the CBSC for swimming, tennis and sailing lessons. While away your summer days sitting on the sunny deck surrounded by nature. Main floor's Whistler-inspired,open plan dining,living room & kitchen (w .high-end appliances & waterfall granite island)-an entertainer's dream. Two beds w ensuite on the main floor. Upper floor is the master, wic, 5pc spa-like ensuite and two private decks. Lower floor has a separate entry & huge foyer, bedroom, media room, bathroom, storage- possible suite potential family/nanny Walk to Ocean cliff, Elgin. Marina, Beach, Ocean Park Village and Crescent Pk