

R2473532
House/Single Family

3691 KELLY AVENUE
Belcarra
Belcarra
V3H 4R4

Residential Detached
\$1,688,000 (LP)



Depth/Size (ft.): Frontage (ft.): **288.00** Approx. Yr Built: **1974**
 Lot Area (sq.ft.): **12,973.74** Bedrooms: **4** Age: **46**
 Flood Plain: Bathrooms: **3** Zoning: **RES**
 Rear Yard Exp: **West** Full Baths: **3** Gross Taxes: **\$7,068.80**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **010-833-234**
 View: **Yes: Gorgeous Water & Mountain View**
 Complex / Subdiv:
 Services Connected: **Community,Natural Gas,Septic,Water**

Style of Home: **2 Storey**
 Construction: **Concrete,Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Addition,Completely**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric,Hot Water,Mixed**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Torch-On**

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport**
 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: **Laminate,Mixed,Tile**

Legal: **LOT 22, BLOCK 3, PLAN NWP3014, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences: **Private Setting**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Microwave,Security System,Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	23'9 x 18'5	Below	Laundry	5'6 x 5'11			x
Main	Dining Room	9'10 x 18'5			x			x
Main	Kitchen	12'2 x 13'11			x			x
Main	Bedroom	9'5 x 11'7			x			x
Main	Bedroom	9'11 x 8'1			x			x
Main	Master Bedroom	14'3 x 11'7			x			x
Below	Family Room	19'7 x 12'6			x			x
Below	Kitchen	11'5 x 13'3			x			x
Below	Bedroom	9'6 x 10'7			x			
Below	Flex Room	9'10 x 10'7			x			

Finished Floor (Main):	1,660	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	3	Yes
Finished Floor (Below):	1,180	# of Levels:	2	2	Main	3	No
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Below	3	No
Finished Floor (Total):	2,840 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 4	5			
Grand Total:	2,840 sq. ft.	Basement:	None	6			
				7			
				8			

Listing Broker(s): **Oakwyn Realty Downtown Ltd.**

Welcome to this gorgeous renovated family home set in a spectacular natural setting. Surrounded by ocean & mountain views with over 280ft of frontage facing the water & massive lot that can be fully enjoyed with ample play space, parking for cars, RV, boats & more. Tastefully reno'd in 2019, enjoy modern finishes & an open floorplan with soaring ceilings and windows bringing breathtaking views inside. With space for a growing family & potential income from the lower floor with separate entry, kitchen, bath and bedroom, this home suits an abundance of lifestyles. A nature lovers paradise this exclusive private home can be enjoyed all year round inside & out! Book your private showing today! Virtual Tour: <https://my.matterport.com/show/?m=XHCJyE1rVZL> Video: <https://vimeo.com/435815944>