

R2489878
House/Single Family

12798 27A AVENUE
Surrey
Crescent Bch Ocean Pk
V4A 2N5

Residential Detached



Depth/Size (ft.): Frontage (ft.): **30.00** Approx. Yr Built: **1980**
 Lot Area (sq.ft.): **7,783.00** Bedrooms: **3** Age: **40**
 Flood Plain: Bathrooms: **1** Zoning: **RF**
 Rear Yard Exp: **East** Full Baths: **1** Gross Taxes: **\$4,386.30**
 Half Baths: **0** For Tax Year: **2019**
 P.I.D.: **005-432-111**
 View: **No**
 Complex / Subdiv: **Crescent Heights**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: Rancher/Bungalow	Total Parking: 4 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single,Open
Exterior: Vinyl	Dist. to Transit: Dist to School Bus:
Foundation: Concrete Slab	Title to Land: Freehold NonStrata
Rain Screen:	Property Disc.: Yes
Renovations:	PAD Rental:
# of Fireplaces: 1	Fixtures Leased: No
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No
Water Supply: City/Municipal	Floor Finish: Laminate,Mixed
Fuel/Heating: Baseboard,Natural Gas	
Outdoor Area: Fenced Yard,Patio(s)	
Type of Roof: Asphalt	

Legal: **LOT 122 SECTION 19 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 56126**
 Amenities: **In Suite Laundry**
 Site Influences: **Cul-de-Sac,Golf Course Nearby,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System,Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'11 x 12'6			x			x
Main	Dining Room	9'6 x 13'9			x			x
Main	Kitchen	12'10 x 11'1			x			x
Main	Master Bedroom	12'11 x 14'11			x			x
Main	Bedroom	12'8 x 11'3			x			x
Main	Bedroom	11'3 x 13'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,248	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes
Finished Floor (Below): 0	# of Levels: 1	2			No
Finished Floor (Basement): 0	Suite: None	3			No
Finished Floor (Total): 1,248 sq. ft.	Crawl/Bsmt. Height:	4			No
Unfinished Floor: 0	Beds in Bsmt.: 0 Beds not in Bsmt.: 3	5			No
Grand Total: 1,248 sq. ft.	Basement: None	6			No
		7			No
		8			No

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Crescent Heights–Sunny & Bright 3 bed Rancher in cul de sac. Lots of updates including new siding, new fence, new hwt, newer appliances, flooring, designer paint colors & only 3 yr old roof. Generous master with 2 additional over sized bedrooms. Open family room with cozy fireplace & lots of windows. Fully fenced private back yard is the perfect place for the whole family. Large patio is an entertainer's delight, beautifully landscaped, a gardeners paradise & playhouse for the kids. Lots of space to "add on" & an additional free standing "She Shed" with power easily converted into your office, yoga studio or home based business. Enjoy the covered entrance and oversized single garage. Fantastic neighborhood, close to crescent beach, restaurants, transit & schools. Come and See!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.