

R2497010
House/Single Family

5043 DUFFY PLACE
Delta
Hawthorne
V4K 3B2

Residential Detached
\$1,005,000 (LP)



Depth/Size (ft.): **IRREG** Frontage (ft.): **55.00** Approx. Yr Built: **1971**
 Lot Area (sq.ft.): **6,900.00** Bedrooms: **4** Age: **49**
 Flood Plain: Bathrooms: **3** Zoning: **RS2**
 Rear Yard Exp: Full Baths: **1** Gross Taxes: **\$3,666.38**
 Half Baths: **2** For Tax Year: **2020**
 P.I.D.: **003-426-726**

View:
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco,Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard,Patio(s)**
 Type of Roof: **Other**

Total Parking: **4** 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,Wall/Wall/Mixed**

Legal: **LOT 244, PLAN NWP38180, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences: **Cul-de-Sac,Golf Course Nearby,Marina Nearby,Private Yard,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'3 x 5'5	Above	Walk-In Closet	5'0 x 6'7			x
Main	Kitchen	9'4 x 13'11	Above	Bedroom	11'4 x 10'1			x
Main	Eating Area	6'1 x 9'11	Above	Bedroom	12'2 x 10'3			x
Main	Family Room	16'6 x 13'6			x			x
Main	Bedroom	12'11 x 9'11			x			x
Main	Storage	6'7 x 6'0			x			x
Main	Dining Room	11'10 x 10'4			x			x
Main	Living Room	17'7 x 15'5			x			x
Main	Storage	5'7 x 17'2			x			
Above	Master Bedroom	15'4 x 10'0			x			

Finished Floor (Main):	1,282	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	683	# of Kitchens:	1	1	Main	2	No
Finished Floor (Below):	0	# of Levels:	2	2	Above	2	Yes
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No
Finished Floor (Total):	1,965 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 4	5			
Grand Total:	1,965 sq. ft.	Basement:	None	6			
				7			
				8			

Listing Broker(s): **RE/MAX Progroup Realty**

Rare find! Updated 4 bed home in super quiet cul-de-sac in West Ladner! Formal living room, adjacent dining room with French doors to huge sundeck. Kitchen with adjacent family room and one bed on the main floor. 3 more beds upstairs, master with 2 piece ensuite and walk-in closet. New flooring, furnace 2020, hot water tank 2015, oversize 6900 sq ft lot, completely landscaped private garden with storage shed. Garage currently being used for mostly storage, recent widened driveway plus RV and boat parking too!