

R2580776
House/Single Family

4508 DAWN PLACE
Delta
Holly
V4K 4S1

Residential Detached
\$1,525,000 (LP)



Depth/Size (ft.): **104** Frontage (ft.): **49.00** Approx. Yr Built: **1989**
 Lot Area (sq.ft.): **5,219.00** Bedrooms: **5** Age: **32**
 Flood Plain: Bathrooms: **3** Zoning: **RS5**
 Rear Yard Exp: **East** Full Baths: **3** Gross Taxes: **\$3,975.34**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **011-594-322**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Community,Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: 2 Storey	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Stucco	Dist. to Transit: Dist to School Bus:
Foundation: Concrete Slab	Title to Land: Freehold NonStrata
Rain Screen:	Property Disc.: Yes
Renovations: Partly	PAD Rental:
# of Fireplaces: 2	Fixtures Leased: No
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No
Water Supply: City/Municipal	Floor Finish: Laminate,Mixed
Fuel/Heating: Forced Air,Natural Gas	
Outdoor Area: Fenced Yard,Patio(s)	
Type of Roof: Asphalt	

Legal: **LOT 11, PLAN NWP78442, SECTION 35, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences: **Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 13'7	Above	Bedroom	10'10 x 11'8			x
Main	Dining Room	13'7 x 11'2	Above	Bedroom	16'0 x 16'2			x
Main	Kitchen	13'2 x 10'5			x			x
Main	Eating Area	12'1 x 11'3			x			x
Main	Family Room	17'1 x 14'2			x			x
Main	Bedroom	11'3 x 9'0			x			x
Main	Laundry	10'8 x 9'11			x			x
Above	Master Bedroom	16'4 x 13'7			x			x
Above	Walk-In Closet	9'2 x 6'10			x			
Above	Bedroom	11'2 x 11'8			x			

Finished Floor (Main):	1,589	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,295	# of Kitchens:	1	1	Main	3	No
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No
Finished Floor (Total):	2,884 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 5	5			
Grand Total:	2,884 sq. ft.	Basement:	None	6			
				7			
				8			

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

Fabulous executive 5 bedroom family home located on a quiet cul-de-sac in the desirable Holly neighbourhood. Tastefully updated with laminate flooring, crown mouldings, new roof in 2010, new furnace 2020, new kitchen counters & new windows 2020. With 4 bedrooms up or 3 with large games room the options are endless. The master offers a spa-like ensuite with free standing tub, walk in glass shower and double sinks. Downstairs offers a main floor bedroom or option to use as den. Separate formal dining and living room are separated from the kitchen and family room that overlook the private, hedged backyard. With over 2800 square of living this home has room for everyone. Walking distance to Holly Elementary School. Convenient location for easy access to Richmond/Vancouver.

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'.