

Depth/Size (ft):	99 feet	Bedrooms:	3	Approx. Year Built:	9999
Frontage (ft):	48.90	Bathrooms:	3	Age:	999
Lot Area: (sq.ft.)	5,000.00	Full Baths:	2	Zoning:	FR
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,443.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	010-968-466

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	CRESCENT BEACH
Services Connected:	Electricity,Natural Gas
Legal:	LOT 13, DISTRICT LOT 52 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 3340
Amenities:	In Suite Laundry,Workshop Detached
Site Influences:	Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'6 x 13'8			
Main	Bedroom	10'7 x 8'8			
Main	Kitchen	11'9 x 11'6			
Main	Living Room	14'10 x 10'11			
Main	Family Room	22'4 x 14'9			
Main	Workshop	14'5 x 9'4			
Main	Bedroom	8' x 11'			

Finished Floor (Main):	1,563 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	1,563 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	1,563 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this STUNNING rancher home in Crescent Beach. Lots of updates done throughout including a sleek kitchen adorned w/ stainless steel appliances and quartz countertops. Beautiful laminate flooring added throughout the home. The home has an open floor plan with lots of natural light and vaulted over-height ceilings in the living room. Both the primary and second bedroom have fully updated ensuites complete with walkout patios for seamless indoor-outdoor living. The backyard is like vacation living with a covered entertainment space and built in kitchen. Detached bedroom space, great for alternative use as a office, guest space or gym. Steps from the beach and fantastic walkability to parks, restaurants and shops. Future zoning could allow for 4-6 dwellings.