12217 SULLIVAN STREET SURREY

Crescent Bch Ocean Pk., V4A 3B5

Residential Detached
\$1,799,900 (LP)

DepthSign (Th: Frantage (Tr): 4.000 Appr://witherubiit Appr://wi							
Lici Area (eq.11) 5.000.00 Full Barhs: 2 Config: SFR - 2 Config: S7R - 2 Conf							3
Find Plani: April Baths: 1 Gros Taxes: \$5,443.00 Rer Yard Exp: No For Tax Year: 203 Wiew: No For Tax Year: 2019.368.466 Style of Home: 1 Storey/Rancher/Bungalow Parking: Total: 3 - Covered : 1 : Exterior: Frame - Wood Parking: Total: 3 - Covered : 1 : : Ferring Access: For Tax Year: Covered Parking: Total: 3 - Covered : 1 : </th <th>• • •</th> <th></th> <th></th> <th></th> <th>-</th> <th></th> <th></th>	• • •				-		
Rear Yard Exp: //www. No For Tax Yesr: PLD: 2023 PLD: 2023 010 968 466 Style of Mome: Style of Mome: Standardin: Mused I Storey, Rancher/Bungalow Construction: Mused Parking: Covered Parkin		5,000.00			-	-	
No PLD: 010 968 465 Style of Nome: 1 Storey,Rancher/Bungalow Frame - Wood Total: 3 - Covered: 1 Sterior: Frame - Wood 1 Parking: Formation: Sterior: Mixed Parking - Covered Parking: Formation: Sterior: Mixed Parking - Covered Parking: Carport; Single,Open Sterior: Units in Dev: Dotance to: The totans: View For Supply: City/Municipal Distance to: The totans: View For Supply: City/Municipal Poperty Disc: Yes Duddoor Area: Fenced Yard, Pati(s) Yes PAD Renits: Piper Finish: OFESCENT BEACH Steriors No Right: LOT 15 2 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 3340 No Right: Steriors Central Location, Marina Nearby, Private Yard, Racreation Nearby, Shopping Nearby Feature: Badroom 107 × 83 Steriors Type Main Edotoom 119 × 116 Main Edotoom 6 × 11			Half Baths:	1			
Style of Home: 1 Storey,Rancher/Bungalow Total: 3 - Covered: 1 Style of Home: Frame - Wood Covered Parking: 1 Foundation: Parking Access: Front Parking: Carport; Single,Open Bain Screen: No Parking: Carport; Single,Open Locker: Units in Dev: Distance to: Interview Distance to: Interview Water Supply: City/Municipal Parking: Carport; Single,Open Locker: Units in Dev: Distance to: Interview Versite Versite View Compary: Forochold NonStrata Property Disc: Yes PAD Rental: Fricures Lessed: No Fibrures Lessed: No Floor Finish: No Fibrures Lessed: No Fibrures Lessed: No Wiew: No Carport View Yes Versite No Stie Influences: Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby Yes Dimensions Wain Enderson 1/9 x 113 Main 4 of Pieces Ensuite? Filor Type Dimensions Filor Type Dimensions Wain Rendom 1/9 x 113 Main 4 of Pieces Ensuite	•						
Construction: Frame - Wood I Exterior: Mixed Parking: 1 Exterior: Mixed Parking: Carport: Single.Opon Tain Screen: Roorations: Locker: Corport: Single.Opon Roorations: Units in Dev: Corport: Single.Opon Single.Opon to Fireplaces: 1 - Fuel: Natural Gas Distance to: Corport: Single.Opon to Fireplaces: 1 - Fuel: Natural Gas Distance to: Freehold NorStrata Fireplaces: Forced Vard, Patio(s) Property Disc: Preshold NorStrata Water Supply: Corport Area: Property Disc: Preshold NorStrata Diftoor Finisht: Forced Vard, Patio(s) Property Disc: Yes View: No Fittures Leased: No Mont: Corport / Subdit Pation Fittures Leased: No Ste Influences: Contral Location, Marina Nearby: Private Yard, Recreation Nearby: Shopping Nearby Features: Shopping Nearby Feature: Type Dimensions Floor Type Dimensions Ste Influences: Contral Location, Marina Nearby: Private Yard, Recreation Nearby: Shopping Nearby Features: Shopping Nearby Feature: Type Dimensiones Floor	View:	No			P.I.D.:	010-	-968-466
Exterior: Mikad Parking Access: Front Gundation: Jain Screen: Carport: Single.Open Jain Screen: Carport: Single.Open Bain Screen: Units in Dev: Units in Dev: Units in Dev: Jain Screen: Freehold NonStrata Property Disc: 1 - Fuel: Natural Gas Units in Dev: Jain Screen: Freehold NonStrata Freehold NonStrata Validoor Area: Forced Air/Atural Gas Property Disc: Yes Yes Juddoor Area: Freehold NonStrata Property Disc: Yes Pao Fendat: Fixtures Leased: No No Right: Screece: No Fixtures Rmvd: Yes View: No No Screece: No Right: LOT 10, DISTRICT LOT 52 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 3340 Amenities: In Suite Laundry.Workshop Detached Site Influences: Central Location Marine Nearby-Private Yard.Recreation Nearby.Shopping Nearby Features: Features: Ves Site Influences: Central Location Marine Nearby-Private Yard.Recreation Nearby.Shopping Nearby Features: Ves Site Influences: Central Location Marine Strata Floor Type Dimensions Main Bedroom 136 x 139 Main A <td< td=""><td>Style of Home:</td><td>1 Storey,Rancher/Bung</td><td>galow</td><td>Parking:</td><td>Total: 3 - Covered</td><td>: 1</td><td></td></td<>	Style of Home:	1 Storey,Rancher/Bung	galow	Parking:	Total: 3 - Covered	: 1	
Foundation: hain Screen: tenovations: > for Finoplaces:	Construction:	Frame - Wood		Covered Parking:	1		
Nain Screen: Locker: Units in Dev:	Exterior:	Mixed		Parking Access:	Front		
terovestions: tor of Fienplaces: 1 - Fuel: Natural Gas Valet Supply Valet Supp	oundation:			Parking:	Carport; Single,Op	ben	
t of Freplaces: 1 - Fuel: Natural Gas Unit Natural Gas Property Disc: Yes Yes PAD Rental: Property Disc: Yes PAD Rental: Fixtures Leased: No Fixtures Leased: No Fixtures Leased: No Fixtures Rmvd: Yes	Rain Screen:			Locker:			
Water Supply: City/Municipal Title to Land:: Freehold NonStrata Fuel/Heating: Forced Air/Natural Gas Property Disc:: Yes Vidoor Area Fenced Yar/Apatio(s) Asphalt Property Disc:: Yes Pione Finish: Asphalt Fixtures Rmvd:: Yes Yes View: No Fixtures Rmvd:: Yes Yes View: No Fixtures Rmvd:: Yes Yes View: No Services Connected: Electricity.Natural Gas Fixtures Rmvd:: Yes Services Connected: Electricity.Natural Gas Electricity.Natural Gas Fixtures Rmvd:: Yes Legal: LOT 13, DISTRICT LOG SEGROUP 2 NEW WESTMINSTER DISTRICT PLAN 3340 Amentites: Isstile Laundry,Workshop Detached Site Influences: Central Location,Marina Nearby.Private Yard,Recreation Nearby.Shopping Nearby Features: Stale Services Stale Servi	Renovations:			Units in Dev:			
Base of the second Arran Arrange of Samphane Second Arrange of Samphane	t of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Dutdoor Area: Type of Roft: Fenced Yard,Patio(s) Asphalt Fenced Yard,Patio(s) Asphalt PAD Rental: Fixtures Leased: No View: No Yes Yes View: No Yes View: No Yes Complex / Subdiv: CRESCENT BEACH Yes Services Connected: Electricity.Natural Gas Yes Legal: LOT 13, DISTRICT LOT S5 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 3340 Yes Amenities: In Suite Laundry.Workshop Detached Ste Influences: Central Location.Marina Nearby.Private Yard,Recreation Nearby.Shopping Nearby Features: Bype Restric: Issuite Laundry.Workshop Detached Type Dimensions Ste Influences: Central Location.Marina Nearby.Private Yard,Recreation Nearby.Shopping Nearby Yes Yes Ste Influences: Bodroom 13'6 x 13'8 Yes Yes Main Mitchen 11'9 x 11'6 Yes Yes Main Hichen 11'9 x 11'6 Yes Yes Main Hichen 11'9 x 11'6 Yes Yes Main Hichen 11'9 x 11'6 Yes Yes <t< td=""><td></td><td>City/Municipal</td><td></td><td>Title to Land:</td><td>Freehold NonStrat</td><td>ta</td><td></td></t<>		City/Municipal		Title to Land:	Freehold NonStrat	ta	
Dutdoor Area: type of Roft: Fenced Yard,Patio(s) Asphalt Fenced Yard,Patio(s) Asphalt PAD Rental: Fixtures Leased: No View: No View: Yes View: No View: Yes View: No View: Yes Complex / Subdiv: CRESCENT BEACH View: View: Services Connected: Electricity,Natural Gas View: View: Login Linences: Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby View: View: Site Influences: Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby View: View: View: Site Influences: Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby View: View: View: Site Influences: Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby View: View: View: View: Site Influences: Bodroom 13'6's 13'8 View:	Fuel/Heating:	Forced Air,Natural Gas	3	Property Disc:	Yes		
Prior 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 Restric: Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft Viann Primary Bedroom 136 x 13% Wain Bedroom 107 x 8% Wain Kitchen 119 x 11'6 Wain Living Room 14'10 x 10'11 Wain Bedroom 8'x 11' Tinished Floor (Main): 1,563 sqft # Of Rooms: 7 # Of Kitchens: 1 Main 4 Yes Tinished Floor (Main): 1,563 sqft # Of Rooms: 7 Main 4 Yes Tinished Floor (Below): 0 sqft # Of Rooms: 7 Main 4 Yes Tinished Floor (Below):	Outdoor Area:			PAD Rental:			
View: No Mgmt. Company: Complex / Subdix: CRESCENT BEACH Services Connected: Electricity, Natural Gas Legal: LOT 13, DISTRICT LOT 52 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 3340 Amenities: In Suite Laundy, Workshop Detached Site Influences: Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby Features: Bylaw Restric: Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft Floor Type Dimensions Main Bedroom 1376 x 138 Main Bedroom 107 x 88 Main Kitchen 11'9 x 11'6 Main Bedroom 107 x 88 Main Kitchen 11'9 x 11'6 Main Bedroom 8' x 11' Finished Floor (Main): 1,563 sqft # 0'f Rooms: 7 # 0'f Rooms: 7 # 0'f Kitchens: 1 Finished Floor (Barthy: 0 sqft # 0'f Rooms: 7 # 0'f Kitchens: 1 Finished Floor (Bearthy: 0 sqft # 0'f Kitchens: 1 Finished Floor (Gearthy: 0 sqft # 0'f Kitchens: 1 Finished Floor (Total): 1,563 sqft 0 Finished Floor	Type of Roof:			Fixtures Leased:	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 Restric: Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft Floor Type Dimensions Floor Type Dimensions Main Bedroom 13'6 x 13'8 Main Bedroom 10'7 x 8's Main Living Room 14'10 x 10'11 Main Ensuries Ensuries Flinshed Floor (Main): 1,563 sqft # Of Rooms: 7 Bathroom Floor # of Pieces Ensuries Flinshed Floor (Bath): 0 sqft # Of Rooms: 7 Main 4 Yes Flinshed Floor (Bath): 0 sqft # Of Rooms: 7 Main 4 Yes Flinshed Floor (Bath): 0 sqft # Of Rooms: 7 Main 4 Yes Flinshed Floor (Bath): 0 sqft	Floor Finish:			Fixtures Rmvd:	Yes		
MainPrimary Bedroom13'6 x 13'8MainBedroom107 x 8'8MainKitchen11'9 x 11'6MainLiving Room14'10 x 10'11MainFamily Room22'4 x 14'9MainWorkshop14'5 x 9'4MainBedroom8' x 11'Finished Floor (Main):1,563 sqft# Of Rooms:7Bathroom Floor# of PiecesEnsuite?Finished Floor (Main):1,563 sqft# Of Rooms:7Bathroom Floor# of PiecesEnsuite?Finished Floor (Main):1,563 sqft# Of Richens:1Main4YesFinished Floor (Main):0 sqft# Of Levels:1Main3YesFinished Floor (Below):0 sqftSuite:NoneMain2NoFinished Floor (Total):1,563 sqftCrawl/Bsmt Height:Kitchens:1Main2No	Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 13, DISTRICT LO In Suite Laundry,Work Central Location,Marir	DT 52 GROUP 2 NEW WESTMINST ishop Detached na Nearby,Private Yard,Recreation N	Nearby,Shopping Nearby			
NainBedroom10'7 x 8'8MainKitchen11'9 x 11'6MainLiving Room14'10 x 10'11MainFamily Room22'4 x 14'9MainWorkshop14'5 x 9'4MainBedroom8' x 11'Finished Floor (Main):1,563 sqft# Of Rooms:7Bathroom Floor # of PiecesEnsuite?Finished Floor (Main):0 sqft# Of Rooms:7Bathroom Floor # of PiecesEnsuite?Finished Floor (Below):0 sqft# Of Levels:1Ginished Floor (Total):0 sqftSuite:NoneMain2NoFinished Floor (Total):1,563 sqftCrawl/Bsmt Height:KitchenMain2No				1			
MainKitchen11'9 x 11'6MainLiving Room14'10 x 10'11MainFamily Room22'4 x 14'9MainWorkshop14'5 x 9'4MainBedroom8' x 11'Finished Floor (Main):1,563 sqft# Of Rooms:7Bathroom Floor # of PiecesEnsuite?Finished Floor (Above):0 sqft# Of Rooms:7Bathroom Floor # of PiecesEnsuite?Finished Floor (Below):0 sqft# Of Levels:1Main3YesFinished Floor (Total):0 sqftSuite:NoneMain2No		••		Floor	Туре	Dimen	nsions
MainLiving Room14'10 x 10'11MainFamily Room22'4 x 14'9MainWorkshop14'5 x 9'4Bedroom8' x 11'Finished Floor (Main):1,563 sqft# Of Rooms:7Bathroom Floor * of PiecesEnsuite?Finished Floor (Above):0 sqft# Of Rooms:1Finished Floor (Below):0 sqft# Of Levels:1Main3YesFinished Floor (Total):0 sqftSuite:NoneMain2No	Main	Primary Bedroom	13'6 x 13'8	Floor	Туре	Dimen	nsions
MainFamily Room22'4 x 14'9MainWorkshop14'5 x 9'4MainBedroom8' x 11'Finished Floor (Main):1,563 sqft# Of Rooms:7Bathroom Floor# of PiecesEnsuite?Finished Floor (Above):0 sqft# Of Kitchens:1Main4YesFinished Floor (Below):0 sqft# Of Levels:1Main3YesFinished Floor (Total):0 sqftSuite:NoneFinished Floor (Total):1,563 sqftCrawl/Bsmt Height:	Main Main	Primary Bedroom Bedroom	13'6 × 13'8 10'7 × 8'8	Floor	Туре	Dimen	isions
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 (Main): 0 sqft # Of Rooms: 7 Main 4 Yes Finished Floor (Above): 0 sqft # Of Levels: 1 Main 3 Yes Finished Floor (Below): 0 sqft Suite: None Main 2 No Finished Floor (Total): 1,563 sqft Crawl/Bsmt Height: Crawl/Bsmt Height: Height: Height Height	Main Main Main	Primary Bedroom Bedroom Kitchen	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6	Floor	Туре	Dimen	nsions
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: For State For Sta	Aain Aain Aain	Primary Bedroom Bedroom Kitchen Living Room	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6 14'10 x 10'11	Floor	Туре	Dimen	nsions
Finished Floor (Main):1,563 sqft# Of Rooms:7Bathroom Floor# of PiecesEnsuite?Finished Floor (Above):0 sqft# Of Kitchens:1Main4YesFinished Floor (Below):0 sqft# Of Levels:1Main3YesFinished Floor (Bsmt):0 sqftSuite:NoneMain2NoFinished Floor (Total):1,563 sqftCrawl/Bsmt Height:VesVesVes	Main Main Main Main Main	Primary Bedroom Bedroom Kitchen Living Room Family Room	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6 14'10 x 10'11 22'4 x 14'9	Floor	Туре	Dimen	nsions
Finished Floor (Above):0 sqft# Of Kitchens:1Main4YesFinished Floor (Below):0 sqft# Of Levels:1Main3YesFinished Floor (Bsmt):0 sqftSuite:NoneMain2NoFinished Floor (Total):1,563 sqftCrawl/Bsmt Height:VesVesVes	Main Main Main Main Main	Primary Bedroom Bedroom Kitchen Living Room Family Room Workshop	13'6 × 13'8 10'7 × 8'8 11'9 × 11'6 14'10 × 10'11 22'4 × 14'9 14'5 × 9'4	Floor	Туре	Dimen	nsions
# Of Levels: 1 Main 3 Yes Finished Floor (Below): 0 sqft \$ Suite: None Main 2 No Finished Floor (Total): 1,563 sqft Crawl/Bsmt Height: Image: Crawl/Bsmt Height:	Aain Aain Aain Aain Aain	Primary Bedroom Bedroom Kitchen Living Room Family Room Workshop	13'6 × 13'8 10'7 × 8'8 11'9 × 11'6 14'10 × 10'11 22'4 × 14'9 14'5 × 9'4	Floor	Туре	Dimen	isions
inished Floor (Bsmt): 0 sqft Suite: None Main 2 No inished Floor (Total): 1,563 sqft Crawl/Bsmt Height:	lain lain lain lain lain lain	Primary Bedroom Bedroom Kitchen Living Room Family Room Workshop Bedroom	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6 14'10 x 10'11 22'4 x 14'9 14'5 x 9'4 8' x 11'				
inished Floor (Total): 1,563 sqft Crawl/Bsmt Height:	lain lain lain lain lain lain lain	Primary Bedroom Bedroom Kitchen Living Room Family Room Workshop Bedroom	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6 14'10 x 10'11 22'4 x 14'9 14'5 x 9'4 8' x 11' # Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
	Aain Aain Aain Aain Aain Aain Finished Floor (Main): Finished Floor (Above):	Primary Bedroom Bedroom Kitchen Living Room Family Room Workshop Bedroom 1,563 sqft 0 sqft	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6 14'10 x 10'11 22'4 x 14'9 14'5 x 9'4 8' x 11' # Of Rooms: # Of Kitchens:	7 1	Bathroom Floor Main	# of Pieces 4	Ensuite? Yes
Infinished Floor: 0 sqft Basement: Crawl,None	Aain Aain Aain Aain Aain Aain Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	Primary Bedroom Bedroom Kitchen Living Room Family Room Workshop Bedroom 1,563 sqft 0 sqft 0 sqft	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6 14'10 x 10'11 22'4 x 14'9 14'5 x 9'4 8' x 11' # Of Rooms: # Of Kitchens: # Of Levels:	7 1 1	Bathroom Floor Main Main	# of Pieces 4 3	Ensuite? Yes Yes
	Aain Aain Aain Aain Aain Aain Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bent):	Primary Bedroom Bedroom Kitchen Living Room Family Room Workshop Bedroom 1,563 sqft 0 sqft 0 sqft 0 sqft	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6 14'10 x 10'11 22'4 x 14'9 14'5 x 9'4 8' x 11' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	7 1 1	Bathroom Floor Main Main	# of Pieces 4 3	Ensuite? Yes Yes
Grand Total: 1,563 sqft Beds in Bsmt: 0 / 3	Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Primary Bedroom Bedroom Kitchen Living Room Family Room Workshop Bedroom 1,563 sqft 0 sqft 0 sqft 0 sqft 1,563 sqft	13'6 x 13'8 10'7 x 8'8 11'9 x 11'6 14'10 x 10'11 22'4 x 14'9 14'5 x 9'4 8' x 11' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	7 1 1 None	Bathroom Floor Main Main	# of Pieces 4 3	Ensuite? Yes Yes

OPEN HOUSE CANCELLED. 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.

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