

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1943
<b>Frontage (ft):</b>	48.90	<b>Bathrooms:</b>	3	<b>Age:</b>	81
<b>Lot Area: (sq.ft.)</b>	5,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SFR
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,443.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	010-968-466

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

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

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

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.