

Depth/Size (ft):	100	Bedrooms:	6	Approx. Year Built:	2005
Frontage (ft):	54.00	Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	5,428.00	Full Baths:	3	Zoning:	RS
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,197.43
Rear Yard Exp:	East			For Tax Year:	2023
View:				P.I.D.:	025-701-177

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Other	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Other,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Crescent Heights

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT B, PLAN BCP6518, SECTION 19, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 15'4	Main	Foyer	8'1 x 10'4	Bsmt	Bedroom	10'1 x 10'2
Main	Dining Room	11'9 x 10'5	Above	Primary Bedroom	20'2 x 12'3	Bsmt	Family Room	29'6 x 13'3
Main	Kitchen	8'2 x 14'5	Above	Bedroom	12'0 x 10'11	Bsmt	Storage	5'6 x 3'10
Main	Eating Area	9'2 x 15'11	Above	Bedroom	10'3 x 10'0			
Main	Family Room	14'5 x 13'5	Above	Bedroom	9'11 x 12'11			
Main	Office	9'5 x 11'6	Bsmt	Den	12'1 x 14'6			
Main	Laundry	8'11 x 8'3	Bsmt	Bedroom	9'4 x 10'0			

Finished Floor (Main):	1,333 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,131 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,310 sqft	Suite:		Above	4	No
Finished Floor (Total):	3,774 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,774 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Meticulously maintained, custom built executive family home in Crescent Heights! Located on a quiet street just a few minutes walk to Crescent Beach and just down the road from Elgin Park Secondary, this is the ideal family home. You are greeted in the grand foyer with vaulted ceilings and a formal living and dining area. The great room features a spacious gourmet kitchen and family room that spills out onto a cozy, 1300 square foot private outdoor living space that is perfect for evenings of entertaining. Office on main, and 4 bedrooms upstairs. The fabulous basement features a media room, 2 bedrooms, bath and separate entry with roughed-in kitchen for suite potential. A must see. Book your private viewing today!