

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1946
Frontage (ft):	115.00	Bathrooms:	1	Age:	78
Lot Area: (sq.ft.)	19,207.00	Full Baths:	1	Zoning:	RH
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,149.47
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	010-895-850

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,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:	Hot Water,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL 3136,LT 6,BLK 9,DL 52,LD 36,SEC 19,TWP 1
Amenities:	
Site Influences:	Golf Course Nearby,Marina Nearby,Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'11 x 13'7	Main	Laundry	9'8 x 11'10
Main	Kitchen	11'4 x 11'2			
Main	Primary Bedroom	10'8 x 8'8			
Main	Bedroom	11'10 x 8'7			
Main	Bedroom	10'11 x 8'7			
Main	Foyer	11'7 x 5'9			
Main	Dining Room	9'5 x 13'7			

Finished Floor (Main):	1,289 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	224 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,513 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	1,513 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This charming ranch-style house in the sought-after Crescent Heights neighborhood offers a cozy and welcoming atmosphere. The property boasts a spacious and bright living room perfect for entertaining or relaxing with the family. Situated on a large sunny lot, this home provides plenty of outdoor space for gardening, hosting outdoor gatherings, or simply enjoying the sunshine. The Crescent Heights neighborhood is known for its peaceful ambiance and proximity to parks, schools, and the beach. With the current home facing Cedar Dr and having access to 124b at the back of the property provides an endless list of possibilities for a new build. Buy now and rent out while you plan your next chapter. Call today to view this spectacular lot and start planning your future dream build today !