

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1960
Frontage (ft):	31.00	Bathrooms:	2	Age:	64
Lot Area: (sq.ft.)	4,048.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,458.24
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	Yes			P.I.D.:	008-716-668

Style of Home:	3 Storey,Split Entry	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : Ocean, Park & Mountain
Mgmt. Company:	
Complex / Subdiv:	Crescent Beach
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 13, BLOCK 13, PLAN NWP5014, DISTRICT LOT 52 & 231, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Marina Nearby,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	22'1 x 7'5	Below	Bedroom	19'3 x 9'1
Main	Family Room	20'3 x 17'0	Below	Bedroom	17'0 x 9'3
Main	Eating Area	17'3 x 9'6	Below	Utility	17'1 x 9'8
Above	Dining Room	15'1 x 13'1	Below	Laundry	6'9 x 5'11
Above	Living Room	20'8 x 14'7	Below	Foyer	12'3 x 9'11
Above	Primary Bedroom	13'2 x 10'9			
Above	Walk-In Closet	6'8 x 6'1			

Finished Floor (Main):	1,000 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	928 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	765 sqft	# Of Levels:	3	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,693 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,693 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

WELCOME TO CRESCENT BEACH! This STUNNING MID-CENTURY MODERN home offers a seamless blend of classic design with contemporary updates, creating a space that is both timeless and chic. Situated in a picturesque location, the property boasts STUNNING VIEWS OF THE OCEAN, MOUNTAINS, AND PARK. Step inside to discover an interior that has been METICULOUSLY RENOVATED to meet the demands of modern living while honouring the home's architectural heritage. Layout features clean lines and an abundance of natural light, creating an inviting atmosphere that is perfect for both relaxation and entertaining. With its PRIME LOCATION and EXPANSIVE VIEWS, this mid-century modern is perfect for WATERFRONT VIEWS WITHOUT THE WATERFRONT PRICE TAG! Exceptional opportunity to own in a sought after neighbourhood!