

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

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single,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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor 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 Restrict:	
Listing Broker(s):	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'			

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:				
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	1,563 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

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 an office, guest space or gym. Steps from the beach and fantastic walkability to parks, restaurants and shops. Easy to show!