

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

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

**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			

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

Custom built home in the heart of Crescent Heights! Meticulously maintained, located on a quiet street 5 minutes' stroll from Crescent Beach, walking distance to Elgin Park Secondary and French Immersion Crescent Park elementary school! The ideal family home with 4 bedrooms up and 2 in the basement. The entry features grand foyer with 18' vaulted ceilings and a formal living and dining area. The great room has a spacious gourmet kitchen and family room that spills out onto the recently renovated, 1300-square foot private outdoor living space. An entertainer's dream, and the perfect no-maintenance yard! The fabulous basement also features a media room, recently renovated wine cellar and tasting nook, and separate entry with roughed-in kitchen for suite potential. A must see!