

<b>Depth/Size (ft):</b>	irregular	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>	25.39	<b>Bathrooms:</b>	5	<b>Age:</b>	22
<b>Lot Area: (sq.ft.)</b>	6,846.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,495.20
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	025-078-640

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - 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)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	CRESCENT HEIGHTS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 11 SECTION 19 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP50356
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Marina Nearby,Private Yard,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Sprinkler - Inground,Storage Shed,Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 16'	Main	Laundry	10'1 x 8'	Bsmt	Gym	17'4 x 12'8
Main	Dining Room	13'10 x 12'7	Above	Primary Bedroom	16'2 x 14'3	Bsmt	Bedroom	13'7 x 10'8
Main	Kitchen	16'4 x 11'10	Above	Walk-In Closet	10'6 x 5'7	Bsmt	Media Room	20'9 x 15'7
Main	Butlers Pantry	8'10 x 5'6	Above	Bedroom	13'5 x 10'11	Bsmt	Family Room	17' x 10'10
Main	Eating Area	11'10 x 9'5	Above	Walk-In Closet	4'10 x 4'10	Bsmt	Utility	5'7 x 4'7
Main	Bedroom	14' x 10'6	Above	Bedroom	12'1 x 10'6	Abv Main 2	Loft	24'8 x 20'
Main	Foyer	7'2 x 4'6	Bsmt	Games Room	17'6 x 13'5			

<b>Finished Floor (Main):</b>	1,424 sqft	<b># Of Rooms:</b>	20	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,029 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	1,410 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	4,300 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry	Abv Main 2	3	No
<b>Grand Total:</b>	4,300 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

Welcome to your dream home in desirable CRESCENT HEIGHTS! Built by Treeline Construction, this gorgeous 2 Storey plus basement Craftsman Style, has quality finishing throughout. Features 5 Bedrooms plus huge (437 sqft) Loft with 3 pce. Bath above the detached garage, perfect for an office or guests. Open bright kitchen with high end s/s appliances and Butler's Pantry. South facing, beautifully landscaped fenced yard with gas fireplace. The fully finished Basement with separate entry has a Games Room, Media Room, Gym, Bedroom and full bath. Situated in a quiet cul-de-sac, walking distance to Crescent Beach. School catchment: Crescent Park Elementary & Elgin Park Secondary.