

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	9999
Frontage (ft):	50.00	Bathrooms:	1	Age:	999
Lot Area: (sq.ft.)	6,000.00	Full Baths:	1	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	012-720-607

Style of Home:	Rancher/Bungalow	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	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:	Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Concrete,Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	CRESCENT BEACH
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 23, BLOCK 8, PLAN NWP2482, DISTRICT LOT 52, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Lane Access,Marina Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 5'11	Main	Storage	7'9 x 5'5
Main	Living Room	21'6 x 9'6	Main	Laundry	6'6 x 7'10
Main	Dining Room	7'2 x 6'8			
Main	Kitchen	10'9 x 9'4			
Main	Bedroom	7'3 x 13'7			
Main	Bedroom	7'9 x 7'8			
Main	Bedroom	7'9 x 7'11			

Finished Floor (Main):	930 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	930 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	930 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover the allure of seaside living with this character-filled cottage in Crescent Beach. Nestled on a spacious 50x 120 lot, this quaint property presents a prime opportunity for future development. Embrace the crescent beach lifestyle while envisioning your dream home on this coveted piece of land. With its desirable location and only a stones throw away from the beach, this offers great potential for transformation. This property invites you to create your own slice of paradise by the sea. Don't miss out on this rare chance to build your Dream home in one of South Surrey's most sought-after neighborhoods. Call today to book your private tour.