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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| 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 |

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|-------------------------|----------------------|-------------------------|-----------------------|
| 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 |

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|----------------------------|--|
| 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 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| 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!