

Depth/Size (ft):	IRREGULAR	Bedrooms:	4	Approx. Year Built:	1967
Frontage (ft):	70.86	Bathrooms:	3	Age:	57
Lot Area: (sq.ft.)	17,599.00	Full Baths:	3	Zoning:	SR-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,834.90
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	No			P.I.D.:	006-294-944

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Addition,Partly	Units in Dev:	
# of Fireplaces:	4 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: No

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 64 SECTION 36 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 48707

Amenities: Pool; Outdoor

Site Influences: Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Hot Tub Spa/Swirlpool,Storage Shed,Swimming Pool Equip.,Wet Bar

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	16'2 x 9'8	Main	Laundry	11'1 x 8'4	Below	Storage	6'6 x 5'7
Main	Kitchen	11'2 x 9'1	Main	Foyer	6'8 x 4'8			
Main	Dining Room	11'3 x 11'10	Below	Living Room	16'4 x 22'0			
Main	Primary Bedroom	17'1 x 11'11	Below	Recreation Room	24'1 x 15'1			
Main	Walk-In Closet	12'1 x 4'7	Below	Flex Room	12'7 x 10'11			
Main	Bedroom	13'7 x 12'5	Below	Bedroom	12'8 x 11'9			
Main	Bedroom	8'2 x 12'9						

Finished Floor (Main):	1,722 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	1,607 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	3,329 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	3,329 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	0 / 4			
		# Of Pets:				

Vacation at home & discover community! People have walked the Crescent & admired this home for yrs! It is now available for you & your family! Memories will be created w/ pool parties, the 12 person hot tub, & grilling in the over the top professional outdoor kitchen. With 17,599 sq ft of mature landscaped privacy, yet a walk around the corner to historic 5 corners & shopping. This rancher w/ basement offers 3329 sq ft, open concept, 4 bdrms, 3bthrms. Updated kitchen w/ high end appliances, beverage station, quartz, & massive island. The specially ordered retractable doors open to the upper deck w/ view of incredible outdoor space. The primary bdrm w/ be your sanctuary w/ 4 pc ensuite & gas F/P. Down incs tons of space for game night, tv time, etc. Lots of upgrades & A/C is a bonus!