## 5140 45 AVENUE LADNER

Ladner Elementary, V4K 1K3

Depth/Size (ft):	120	Bedrooms:	4	Approx. Year Buil	t: 2013	3
Frontage (ft):	44.00	Bathrooms:	4	Age:	11	
.ot Area: (sq.ft.)	5,278.00	Full Baths:	3	Zoning:	RS6	
Flood Plain:		Half Baths:	1	Gross Taxes:		70.90
Rear Yard Exp:	South			For Tax Year:	2023	
View:	No			P.I.D.:	028-	928-121
Style of Home:	2 Storey		Parking:	Total: 4 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Fibre Cement Board		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrate	а	
uel/Heating:	Forced Air,Natural Gas		Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Mixed,Carpe	et	Fixtures Rmvd:	No		
	No					
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs	en,Storage pping Nearby	ater 2 2, NEW WESTMINSTER LANI Door Opener,Heat Recov. Vent.,		orage Shed,Vacu	um - Roughed
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler	2, NEW WESTMINSTER LAN	Security - Roughed In,Sto	orage Shed,Vacu	um - Roughed
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler	2 2, NEW WESTMINSTER LAN	Security - Roughed In,Sto	orage Shed,Vacu Dimen	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s):	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Co	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C	P 2, NEW WESTMINSTER LAN	Security - Roughed In,Sto y/24)		sions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Con <b>Type</b> Foyer Den	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0	P 2, NEW WESTMINSTER LAN	Security - Roughed In,Sto y/24) <b>Type</b> Primary Bedroom Walk-In Closet	<b>Dimen</b> 15'8 x 5'10 x	<b>isions</b> 13'4 7'8
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Cos <b>Type</b> Foyer	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0	P 2, NEW WESTMINSTER LAN	Security - Roughed In,Sto y/24) <b>Type</b> Primary Bedroom	<b>Dimen</b> 15'8 x	<b>isions</b> 13'4 7'8
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Con <b>Type</b> Foyer Den	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0	P 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Floor Above Above	Security - Roughed In,Sto y/24) <b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom	<b>Dimen</b> 15'8 x 5'10 x 11'0 x 13'4 x	<b>isions</b> 13'4 7'8 13'3 12'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Con <b>Type</b> Foyer Den Kitchen	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3	P 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surre Floor Above Above Above	Security - Roughed In,Sto y/24) <b>Type</b> Primary Bedroom Walk-In Closet Bedroom	<b>Dimen</b> 15'8 x 5'10 x 11'0 x	<b>isions</b> 13'4 7'8 13'3 12'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWe In,Vaulted Ceiling,Wind Sutton Group-West Con Sutton Group-West Con Type Foyer Den Kitchen Eating Area	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3 10'8 x 9'11	P 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Floor Above Above Above Above Above	Security - Roughed In,Sto y/24) <b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom	<b>Dimen</b> 15'8 x 5'10 x 11'0 x 13'4 x	<b>isions</b> 13'4 7'8 13'3 12'0
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): Ioor Iain Iain Iain Iain	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Cod Type Foyer Den Kitchen Eating Area Living Room	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3 10'8 x 9'11 16'5 x 17'10	P 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Floor Above Above Above Above Above	Security - Roughed In,Sto y/24) <b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom	<b>Dimen</b> 15'8 x 5'10 x 11'0 x 13'4 x	<b>isions</b> 13'4 7'8 13'3 12'0
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Cos <b>Type</b> Foyer Den Kitchen Eating Area Living Room Dining Room	99, DISTRICT LOT 115, GROUP en,Storage ppping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3 10'8 x 9'11 16'5 x 17'10 12'7 x 13'3	P 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Floor Above Above Above Above Above	Security - Roughed In,Sto y/24) <b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom	<b>Dimen</b> 15'8 x 5'10 x 11'0 x 13'4 x	<b>isions</b> 13'4 7'8 13'3 12'0
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Cor <b>Type</b> Foyer Den Kitchen Eating Area Living Room Dining Room Laundry	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3 10'8 x 9'11 16'5 x 17'10 12'7 x 13'3 8'3 x 8'9	2 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Floor Above Above Above Above Above Above	Security - Roughed In,Sto y/24) <b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	<b>Dimen</b> 15'8 x 5'10 x 11'0 x 13'4 x 12'4 x	<b>isions</b> 13'4 7'8 13'3 12'0 11'5
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWe In,Vaulted Ceiling,Wind Sutton Group-West Cor Sutton Group-West Cor Type Foyer Den Kitchen Eating Area Living Room Dining Room Laundry 1,462 sqft	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 × 4'0 11'2 × 9'0 15'9 × 15'3 10'8 × 9'11 16'5 × 17'10 12'7 × 13'3 8'3 × 8'9 # Of Rooms:	2 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Floor Above Above Above Above Above Above Above	Security - Roughed In,Sto y/24) Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	Dimen 15'8 × 5'10 × 11'0 × 13'4 × 12'4 × <b># of Pieces</b>	<b>Isions</b> 13'4 7'8 13'3 12'0 11'5 <b>Ensuite?</b>
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Cod Sutton Group-West Cod Type Foyer Den Kitchen Eating Area Living Room Dining Room Laundry 1,462 sqft 1,300 sqft	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3 10'8 x 9'11 16'5 x 17'10 12'7 x 13'3 8'3 x 8'9 # Of Rooms: # Of Kitchens:	2 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Above Above Above Above Above Above Above 12 1	Security - Roughed In,Sto y/24) Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom Bedroom	Dimen 15'8 x 5'10 x 11'0 x 13'4 x 12'4 x <b># of Pieces</b> 2	<b>Isions</b> 13'4 7'8 13'3 12'0 11'5 <b>Ensuite?</b> No
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main Main Main	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Con Sutton Group-West Con Type Foyer Den Kitchen Eating Area Living Room Dining Room Laundry 1,462 sqft 1,300 sqft 0 sqft	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3 10'8 x 9'11 16'5 x 17'10 12'7 x 13'3 8'3 x 8'9 # Of Rooms: # Of Kitchens: # Of Levels:	2 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Above Above Above Above Above Above 12 1 2	Security - Roughed In,Sto y/24) Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	Dimen 15'8 x 5'10 x 11'0 x 13'4 x 12'4 x <b># of Pieces</b> 2 5	Isions 13'4 7'8 13'3 12'0 11'5 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Con Sutton Group-Wes	99, DISTRICT LOT 115, GROUP en,Storage ppping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3 10'8 x 9'11 16'5 x 17'10 12'7 x 13'3 8'3 x 8'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	2 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Above Above Above Above Above Above 12 1 2	Security - Roughed In,Sto y/24) Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom Bedroom	Dimen 15'8 x 5'10 x 11'0 x 13'4 x 12'4 x # of Pieces 2 5 4	Isions 13'4 7'8 13'3 12'0 11'5 Ensuite? No Yes No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Electricity,Natural Gas, LOT 1, PLAN BCP5149 Air Cond./Central,Gard Recreation Nearby,Sho Air Conditioning,ClthWs In,Vaulted Ceiling,Wind Sutton Group-West Co. <b>Type</b> Foyer Den Kitchen Eating Area Living Room Dining Room Laundry 1,462 sqft 1,300 sqft 0 sqft 0 sqft 2,762 sqft	99, DISTRICT LOT 115, GROUP en,Storage opping Nearby sh/Dryr/Frdg/Stve/DW,Garage I lows - Thermo,Wine Cooler ast Realty (Surrey/24), Sutton C Dimensions 5'4 x 4'0 11'2 x 9'0 15'9 x 15'3 10'8 x 9'11 16'5 x 17'10 12'7 x 13'3 8'3 x 8'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	2 2, NEW WESTMINSTER LAN Door Opener,Heat Recov. Vent., Group-West Coast Realty (Surrey Above Above Above Above Above Above 12 1 2 None	Security - Roughed In,Sto y/24) Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom Bedroom	Dimen 15'8 x 5'10 x 11'0 x 13'4 x 12'4 x # of Pieces 2 5 4	Isions 13'4 7'8 13'3 12'0 11'5 Ensuite? No Yes No

Welcome home! This stunning 4 bed executive home is a perfect 10, situated on a sunny southerly exposed lot in one of Ladner's most desirable neighbourhoods. The bright, open concept main floor is an entertainers dream and leads out to the fabulous sunny backyard. This home boasts high end finishings throughout with the perfect family friendly layout and 4 bedrooms on upper level. You will fall in love with the gournet kitchen, featuring high end appliances, beautiful cabinetry and an oversized island. The primary retreat with vaulted ceilings and spa-like ensuite is the perfect place to unwind at the end of the day. This is a beautiful home in a fabulous community, don't miss it, book your private viewing today.

**COTOLO** ... Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.