R2914155 House/Single Family

5140 45 AVENUE LADNER

Ladner Elementary, V4K 1K3

Residential Detached \$1,848,000 (LP)

2013

11

Depth/Size (ft): 120 Frontage (ft): 44.00 Lot Area: (sq.ft.)

5,278.00

South

No

Bedrooms: 4 Bathrooms: 4 **Full Baths:** 3 Half Baths:

Approx. Year Built: Age:

Zoning: RS6 **Gross Taxes:** \$5,570.90 For Tax Year: 2023 P.I.D.: 028-928-121

Style of Home: Construction:

Flood Plain:

Rear Yard Exp:

2 Storey Frame - Wood

Fibre Cement Board

Total: 4 - Covered: 2 Parking: **Covered Parking:**

Parking Access: Front

Parking: Garage; Double

Locker: Units in Dev: Distance to:

> Freehold NonStrata Title to Land:

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Foundation: Rain Screen:

Exterior:

Renovations:

of Fireplaces: 1 - Fuel: Natural Gas Water Supply: City/Municipal

Forced Air, Natural Gas Fuel/Heating: **Outdoor Area:** Fenced Yard, Patio(s)

Type of Roof: Asphalt

Floor Finish: Hardwood, Mixed, Carpet

View: No

Mgmt. Company: Complex / Subdiv:

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

LOT 1, PLAN BCP51499, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: Air Cond./Central,Garden,Storage Site Influences: Recreation Nearby, Shopping Nearby

Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security - Roughed In, Storage Shed, Vacuum - Roughed Features:

In, Vaulted Ceiling, Windows - Thermo, Wine Cooler

Bylaw Restric:

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Туре	Dimensions	Floor	Туре	Dimensions	
Main	Foyer	5'4 x 4'0	Above	Primary Bedroom	15'8 x 13'4	
Main	Den	11'2 x 9'0	Above	Walk-In Closet	5'10 x 7'8	
Main	Kitchen	15'9 x 15'3	Above	Bedroom	11'0 x 13'3	
Main	Eating Area	10'8 x 9'11	Above	Bedroom	13'4 x 12'0	
Main	Living Room	16'5 x 17'10	Above	Bedroom	12'4 x 11'5	
Main	Dining Room	12'7 x 13'3				
Main	Laundry	8'3 x 8'9				

Finished Floor (Main):	1,462 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,300 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,762 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,762 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

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 gourmet 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.