2251 CATALINA CRESCENT RICHMOND

Sea Island, V7B 1E2

Residential Detached \$1,768,000 (LP)

Depth/Size (ft): Frontage (ft):						
		Bedrooms:	4	Approx. Year Bui	ilt: 1997	,
	47.00	Bathrooms:	3	Age:	27	
• • •	5,359.00	Full Baths:	2	Zoning:	RS1/	/E
Flood Plain:	,	Half Baths:	1	Gross Taxes:	\$4,22	23.08
Rear Yard Exp:	Northwest			For Tax Year:	2023	
	Yes			P.I.D.:		643-859
Style of Home:	2 Storey		Parking:	Total: 4 - Covered	1: 2	
	Frame - Wood		Covered Parking:	2		
Exterior:	Stucco		Parking Access:	Lane		
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
	Completely		Units in Dev:			
•	1 - Fuel: Natural Gas		Distance to:			
	City/Municipal		Title to Land:	Freehold NonStra	ita	
•	Forced Air, Natural Gas		Property Disc:	Yes		
	Fenced Yard, Patio(s)		PAD Rental:			
	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Tile		Fixtures Rmvd:	Yes		
Complex / Subdiv: Services Connected:	Electricity,Natural Gas,Sani					
Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora	earby,Shopping Nearby	W WESTMINSTER LANE	D DISTRICT	
Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 13, BLOCK 5N, SUB E Playground,Tennis Court(s) Central Location,Lane Acce	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora	earby,Shopping Nearby	W WESTMINSTER LANE	DISTRICT	
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora	earby,Shopping Nearby	W WESTMINSTER LANE	DISTRICT	sions
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora	earby,Shopping Nearby age Shed	Type Laundry		
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor T Main F	LOT 13, BLOCK 5N, SUB E Playground,Tennis Court(s) Central Location,Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions	earby,Shopping Nearby age Shed Floor	Туре	Dimen	3'5
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor T Main Fi Main Fi	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Fype Foyer Family Room	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9	earby,Shopping Nearby age Shed Floor Main	Type Laundry	Dimen 5'8 x 10	3'5 18'10
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Litical Americal Americal Floor Main Main Litical Americal Floor Main Homodel Floor Main Homodel Floor Main Homodel Floor Main Homodel Floor Main Homodel Floor Main Homodel Floor Main Homodel Floor Homodel Floor Homodel Floor Homodel Floor Homodel Floor Homodel Floor Homodel Floor Homodel Floor Homodel Floor Homodel Floor Homodel Floor Homodel Homodel Floor Homodel Floor Homodel Floor Homodel Homodel Floor Homodel Ho	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Type Foyer Family Room Living Room	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6	earby,Shopping Nearby age Shed Floor Main Above	Type Laundry Primary Bedroom	Dimen 5'8 x 13 14'3 x ⁻	3'5 18'10 0
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main D	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Type Foyer Family Room Living Room	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6 10'4 x 14'2	earby,Shopping Nearby age Shed Floor Main Above Above	Type Laundry Primary Bedroom Walk-In Closet	Dimen 5'8 x 10 14'3 x ⁻ 7'4 x 5'	3'5 18'10 0 : 10'10
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Fype Foyer Family Room Living Room Dining Room Kitchen	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6 10'4 x 14'2 8'3 x 16'2	earby,Shopping Nearby age Shed Floor Main Above Above Above	Type Laundry Primary Bedroom Walk-In Closet Bedroom	Dimen 5'8 x 10 14'3 x 7'4 x 5' 13'11 x	3'5 18'10 0 : 10'10 10'11
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Main Main Main Main Main Main P	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Fype Foyer Family Room Living Room Dining Room Citchen Pantry	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6 10'4 x 14'2 8'3 x 16'2 10'2 x 10'9	earby,Shopping Nearby age Shed Floor Main Above Above Above Above	Type Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom	Dimen 5'8 x 1' 14'3 x ⁻ 7'4 x 5' 13'11 x 12'4 x ⁻	3'5 18'10 0 : 10'10 10'11
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Main Main Main Main P Main Main P	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Type Foyer Family Room Living Room Dining Room Citchen Pantry Bedroom	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6 10'4 x 14'2 8'3 x 16'2 10'2 x 10'9 6'6 x 6'2 12'1 x 11'11	earby,Shopping Nearby age Shed Floor Main Above Above Above Above Above Above	Type Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Nook	Dimen 5'8 x 10 14'3 x ⁻ 7'4 x 5' 13'11 x 12'4 x ⁻ 7'1 x 9'	3'5 18'10 0 10'10 10'11 8
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main P Main Main P Main B Finished Floor (Main):	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Fype Foyer Family Room Living Room Dining Room Citchen Pantry Bedroom	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6 10'4 x 14'2 8'3 x 16'2 10'2 x 10'9 6'6 x 6'2 12'1 x 11'11 # Of Rooms:	earby,Shopping Nearby age Shed Floor Main Above Above Above Above Above Above Above	Type Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Nook Bathroom Floor	Dimen: 5'8 x 13 14'3 x 7 7'4 x 5' 13'11 x 12'4 x 7 7'1 x 9' # of Pieces	3'5 18'10 0 10'10 10'11 8 Ensuite?
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Fype Foyer Family Room Living Room Dining Room Citchen Pantry Bedroom	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6 10'4 x 14'2 8'3 x 16'2 10'2 x 10'9 6'6 x 6'2 12'1 x 11'11 # Of Rooms: # Of Rooms:	earby,Shopping Nearby age Shed Floor Main Above Above Above Above Above Above Above 13	Type Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Nook Bathroom Floor Main	Dimen: 5'8 x 12 14'3 x - 7'4 x 5' 13'11 x 12'4 x - 7'1 x 9' # of Pieces 2	3'5 18'10 0 10'10 10'11 8 Ensuite? No
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Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Type Foyer Family Room Living Room Living Room Citchen Pantry Bedroom 1,249 sqft 995 sqft 0 sqft 0 sqft	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6 10'4 x 14'2 8'3 x 16'2 10'2 x 10'9 6'6 x 6'2 12'1 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	earby,Shopping Nearby age Shed Floor Main Above Above Above Above Above Above Above 13	Type Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Nook Bathroom Floor Main	Dimen: 5'8 x 12 14'3 x - 7'4 x 5' 13'11 x 12'4 x - 7'1 x 9' # of Pieces 2	3'5 18'10 0 10'10 10'11 8 Ensuite? No
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Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): Unfinished Floor:	LOT 13, BLOCK 5N, SUB E Playground, Tennis Court(s) Central Location, Lane Acce ClthWsh/Dryr/Frdg/Stve/DV Amex Broadway West Real Type Foyer Family Room Living Room Living Room Citchen Pantry Bedroom 1,249 sqft 995 sqft 0 sqft 0 sqft	BLOCK L, PLAN NWP9740, S ess,Private Yard,Recreation N V,Hot Tub Spa/Swirlpool,Stora ty Dimensions 7'0 x 4'9 14'3 x 13'6 10'4 x 14'2 8'3 x 16'2 10'2 x 10'9 6'6 x 6'2 12'1 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	earby,Shopping Nearby age Shed Floor Main Above Above Above Above Above Above Above 13 1 2	Type Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Nook Bathroom Floor Main Main	Dimen: 5'8 x 12 14'3 x - 7'4 x 5' 13'11 x 12'4 x - 7'1 x 9' # of Pieces 2 5	3'5 18'10 0 10'10 10'11 8 Ensuite? No Yes

Beautifully renovated 4 bedroom, 3 bathroom, 2,244 sq ft park view Burkeville home. With 20 foot vaulted ceilings this stunning home is flooded with natural light. The recently renovated kitchen includes custom cabinets, quartz countertops, gas stove & SS appliances. The master bedroom, with its own park view, includes a large walk-in closet & a relaxing spa inspired en-suite with heated tile floors, soaker tub & glass shower. From the living room and its cozy fire place you walk out to a fully fenced back yard with a cool pergola & hot tub. Burkeville is a family friendly community where you walk down tree lined streets to the neighborhood's own day care & pre-school. Just minutes to the Skytrain, Bus, Car2Go, McArthur Glen Outlet Mall, Richmond & Vancouver.

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