

South Surrey White Rock, Crescent Bch Ocean Pk.
2540 CRESCENT DR, V4A 3K2

MLS# F1112060

Residential Detached

Active



List Price: \$2,089,000

Days on Mkt: 6

List Date: 06-May-11

Expiry Date: 31-Aug-11

Complex/Subdiv

Previous Price: Frontage: 200.00 f PID: 010-895-663

Original Price: \$2,089,000 Frontage Metric: Approx Yr Blt: 1960

Meas Type: Feet Bedrooms: 3 Age at List Date: 51

Depth/Size: Bathrooms: 2 Type: House/Single Family

Lot Area SqFt: 33,000 Full Baths: 2 Zoning: SFD

Rear Yard Exp: W Half Baths: 0 Taxes: \$5,760 (2010)

Flood Plain: If New GST/HST Incl: Tax Incl Utilities:

View:

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

Style of Home: Rancher/Bungalow w/Bsmt.

Total Parking: 4 Covered Parking: 1

Construction: Frame - Wood

Parking Access: Side

Foundation: Concrete Perimeter

Parking Facilities: Carport; Single, RV Parking Avail., Visitor

Exterior: Stone, Wood

Parking

Rainscreen: R/I Plumbing:

Dist to Public Trans: Dist to School Bus:

Type of Roof: Wood

Possession:

Renovations: Addition

Year of Reno: 2000 Title to Land: Freehold NonStrata

Flooring: Mixed

Seller's Interest: Registered Owner

Water Supply: City/Municipal

Mortgage Info: \$0

Heat/Fuel: Electric, Forced Air, Natural Gas

No. of Fireplaces: 2 R/I Fireplaces:

Property Disclosure: Y

Fireplace Fuel: Gas - Natural, Wood

Out Buildings:

Outdoor Area: Balcony(s); Patio(s) or Deck(s)

Pad Rental:

Registered: CSA/BCE:

Fixtures Leased: N

Fixtures Removed N

Legal: PL 3136 LT 5 BLK 5 DL 52 LD 36 SEC 19 TWP 1 PART NE 1/4.

Amenities: Swirlpool/Hot Tub, Storage

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby

Municipal Charges:

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 15'	Below	Storage	8' X 10'			X
Main F.	Kitchen	12' X 15'			X			X
Main F.	Dining	10' X 12'			X			X
Main F.	Den	8' X 10'			X			X
Main F.	Entrance Hall	6' X 6'			X			X
Main F.	Master Bedroom	12' X 15'			X			X
Main F.	Bedroom	10' X 12'			X			X
Main F.	Bedroom	10' X 12'			X			X
Below	Family Room	12' X 20'			X			
Below	Laundry	10' X 14'			X			

Floor Area (SqFt):

Main Floor Area: 2,450

Total # Rooms: 11

Bathrooms

1 4 Piece; Ensuite: Y; Level: Main F.

Finished Floor Up: 0

Kitchens: 1

2 3 Piece; Ensuite: N; Level: Main F.

Finished Floor Down: 0

Finished Levels: 2

3

Finished Floor Bsmt: 0

Crawl/Bsmt Height:

4

Total Finished Floor: 2,450

Basement Area: Part, Fully Finished

5

6

Unfinished Floor: 0

Suite: None

7

Grand Total Floor Area: 2,450

8

Listing Broker 1: Prudential Sussex Realty(WVan)

604-925-2911

Appointments: Phone L.R. First

Listing Sales Rep 1: Dan D. Goluboff dan@dangoluboff.ca

604-377-7616

For Appts Call: Dan

Listing Sales Rep(s):

Appointment Ph: 604-377-7616

Listing Broker 2:

Occupancy: Owner

Selling Broker(s):

Selling Sales Rep(s):

Owner: Bryan & Sylvia Reeve

Commission: S-3.22% 1ST 100K/1.15% BAL

Realtor Remarks: First showings Thursday 4pm May 12th and followed by open house on the weekend.

An amazing unique 33,715 SF corner lot with ocean and Westerly views located on sought after Crescent Dr. and steps to Sandy Trail entrance that leads to Crescent Beach. This property features towering trees, large park like setting and a gentle slope to the street that provides privacy to the solid well maintained and renovated home with wrap around patios and decks. The bright 2 lvl home has an open kitchen to the living and dining rooms, large master bdrm on the main floor with vaulted ceilings, skylights, ensuite and walk in closet. Downstairs there is a family room with fireplace, laundry room and lots of storage space. The home is situated near the back of the property to maximize sunsets and views.