

# 3598 Rosemary Heights Crescent

## Lot:

- 5,027 sq. ft. eastern exposed lot
- 51.84 ft. frontage x 97.11 ft. depth
- Garden shed

## Exterior:

- Stone and hardy board siding
- Tile roof
- Double garage

## Interior Features:

- Moldings, baseboards, 2" blinds
- Formal Living and Dining Room: hardwood floors, gas fireplace, vaulted and coffered ceilings
- Kitchen: granite counter tops and island, solid wood cabinets, 2016 stainless steel appliances include; LG 5 burner gas range with convection oven, Samsung dishwasher, LG fridge with water/ice maker, microwave shelf
- Great Room: laminate floors, gas fireplace, ceiling fan
- Laundry Room: Frigidaire front loading washer and dryer, large sink
- Master Bedroom: walk-in closet, ceiling fan
- Ensuite: double sinks, white cabinets, soaker tub, oversized shower
- 2014 hot water tank
- Forced air furnace
- Built-in vacuum system
- Roughed-in security system

## Authorized Self-Contained 1 Bedroom Suite:

- Tenant currently month to month
- Full kitchen
- Stacking washer dryer
- Baseboard heat

**Final Building Approval:** August 26, 2003

**Form Survey:** September 25, 2002

**Gross Taxes 2015:** \$5,420.89

**Main Floor:** 1,167 sq. ft.

**Upper Floor:** 1,192 sq. ft.

**Lower Floor:** 1,167 sq. ft.

**Totals Floor Area:** 3,526 sq. ft.

**Garage:** 357 sq. ft.

## Neighborhood Schools:

Rosemary Heights Elementary: 15516 36 Avenue

Earl Marriott Secondary: 15751 16 Avenue

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Lot size taken from city tax roll. Lot dimensions taken from city cosmos map. House size taken from City of Surrey. Buyer to verify, if important prior removing conditions.



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