



Presented by:
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Active **R2484942** **8380 ROSEBANK CRESCENT** Residential Detached
 Board: V Richmond **\$1,198,000** (LP)
 House/Single Family South Arm V7A 2K6 (SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$1,198,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1970**
 Depth / Size: Bathrooms: **2** Age: **50**
 Lot Area (sq.ft.): **6,000.00** Full Baths: **2** Zoning: **RS1/E**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,082.28**
 Rear Yard Exp: **South** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-555-740**
 Tour:

View: :
 Complex / Subdiv: **Broadmoor**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus: **Elementry 500m**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed**

Legal: **LOT 156, BLOCK 4N, PLAN NWP32880, SECTION 33, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'1 x 12'11			x			x
Above	Bedroom	9'5 x 11'5			x			x
Above	Bedroom	10' x 13'1			x			x
Above	Kitchen	16'10 x 7'11			x			x
Above	Dining Room	8'2 x 7'10			x			x
Above	Living Room	20'4 x 14'11			x			x
Below	Flex Room	14'5 x 13'1			x			x
Below	Bedroom	14'5 x 15'3			x			x
Below	Laundry	14'9 x 6'2			x			x
Below	Bedroom	10' x 8'7			x			x

Finished Floor (Main):	1,176	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below):	864	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,040 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,040 sq. ft.	Basement: Full	6				
		Beds not in Basement: 5	7				
			8				

Listing Broker(s): **RE/MAX Real Estate Services** **RE/MAX Real Estate Services**

Well maintained 5 bedroom family home on level 6000 ft lot. South facing private rear yard. Features: wood floors, updated kitchen with large south facing deck off the eating area, main bath reno 2009, roof and H2O tank 2012, traditional fireplaces up and down with stone feature walls, Flex room could be 6th Bedroom. School catchment Bridge Primary and McRoberts Secondary. First showings at Open houses by appointment only Sat. and Sun. Aug 15&16th 2-4 pm. Offers if any to be presented Tue 4 pm. Aug 18th