

Presented by:
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Richmond, East Cambie **MLS# V1016706** Residential Detached
12651 CARNCROSS AV, V6V 2W4 **Active**



List Price: **\$948,000**

Complex/Subdiv:
 Frontage: **0.00 ft** Bedrooms: **5** PID: **019-120-788**
 Depth/Size: Bathrooms: **5** Type: **House/Single Family**
 Lot Area SqFt: **4520.00** Full Baths: **5** Approx Yr Blt: **1996**
 Rear Yard Exp: Half Baths: **0** Age at List Date: **15**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,660.39 (2013)**
 Flood Plain: Zoning: **RS1/B**
 View: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Serv. Connected:

Style of Home: 2 Storey	Total Parking: Front	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Garage; Double	
Foundation: Concrete Slab	Parking Facilities:	
Exterior: Stucco	R/I Plumbing:	Dist to School Bus:
Rainscreen:	Dist to Public Trans:	
Type of Roof: Tile - Concrete	Possession:	
Renovations: Partly	Title to Land: Freehold NonStrata	
Flooring: Laminate	Seller's Interest: Registered Owner	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Hot Water, Radiant	Reno Year:	Property Disclosure: Y
No. of Fireplaces: 2	R/I Fireplaces:	Out Buildings:
Fireplace Fuel: Gas - Natural		
Outdoor Area: Fenced Yard, Patio(s)		
Pad Rental:		
Fixtures Leased: N		
Fixt Removed:		

Legal: **PL LMP20828 LT 41 BLK 5N LD 36 SEC 31 RNG 5W**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 13'			X			X
Main F.	Kitchen	13' X 10'			X			X
Main F.	Dining	12' X 13'			X			X
Main F.	Nook	14' X 12'			X			X
Main F.	Wok Kitchen	0' X 0'			X			X
Main F.	Bedroom	11' X 8'			X			X
Above	Master Bedroom	13' X 15'			X			X
Above	Bedroom	10' X 14'			X			X
Above	Bedroom	11' X 12'			X			X
Above	Bedroom	11' X 10'			X			X

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 1,442	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,039	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 2,481	Basement Area: None	5 3 Piece; Ensuite: Y; Level: Above
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,481		8

Listing Broker(s): **RE/MAX Margaret Leung Realty**

Rare opportunity to move into this unique quiet cul-de-sac location in California Point. Well maintained family home offers high ceiling open floor plan. Gourmet kitchen with additional wok kitchen, spacious family room, guest bedroom/den & full bathroom on main. Upper floor has huge master-bedroom with deluxe ensuite and walk-in closet plus 3 other bedrooms all ensuited. Newer laminate floor throughout. Radiant heat. Fenced backyard. Desirable location close to elementary/high schools & park.