



Presented by:

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Active
R2311226
Board: V
House/Single Family

5028 PINE CRESCENT

Vancouver West
Quilchena
V6M 3P6

Residential Detached

\$3,900,000 (LP)

(SP)



Sold Date:	Frontage (feet):	55.00	Original Price: \$3,900,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1925
Depth / Size: 125.5	Bathrooms:	4	Age: 93
Lot Area (sq.ft.): 6,907.18	Full Baths:	4	Zoning: RS-5
Flood Plain:	Half Baths:	0	Gross Taxes: \$11,359.25
Rear Yard Exp: East			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-985-476
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2006**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **DetachedGrge/Carport**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP6006 LT 8 BLK 21C DL 526 LD 36.**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 14'5	Above	Walk-In Closet	15'6 x 3'4			x
Main	Dining Room	14'2 x 10'8	Bsmt	Recreation	17'2 x 11'10			x
Main	Family Room	15'4 x 10'2	Bsmt	Bedroom	12'6 x 12'10			x
Main	Den	12'10 x 11'3	Bsmt	Bedroom	9'8 x 8'4			x
Main	Kitchen	15'8 x 11'	Bsmt	Flex Room	17'4 x 13'5			x
Main	Eating Area	15'8 x 8'11	Bsmt	Laundry	11'8 x 8'			x
Above	Master Bedroom	15'1 x 11'11	Bsmt	Storage	11'3 x 5'			x
Above	Flex Room	11'9 x 8'4			x			x
Above	Walk-In Closet	15'6 x 3'4			x			
Above	Bedroom	16'1 x 12'7			x			

Finished Floor (Main): **1,334**
Finished Floor (Above): **958**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,121**
Finished Floor (Total): **3,413 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,413 sq. ft.**

of Rooms: **17**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **2**
Basement: **Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	4	Yes
3	Above	3	Yes
4	Bsmt	3	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Magnum Projects Ltd.

This charming character home has all the modern conveniences! Located in a sought after Quilchena area with great parks and schools. Extensively renovated and updated. Main floor has a chef's dream kitchen with top appliances, entertainment sized living room, dining room opening onto a large deck, family room, den and full bathroom. 2 bedrooms up both with full ensuite. Rec room and 2 bedrooms down. Features hardwood floor, central air-conditioning, double glazed windows and more. Very private and well manicured backyard. Pt. Grey Secondary and Quilchena Elementary catchment.