



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2430853**  
Board: F  
House/Single Family

**11622 COMMONWEALTH CRESCENT**

N. Delta  
Sunshine Hills Woods  
V4E 2N1

Residential Detached  
**\$1,130,000** (LP)  
(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$1,155,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1980**  
Depth / Size: **66.85** Bathrooms: **3** Age: **40**  
Lot Area (sq.ft.): **6,685.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,426.32**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **005-112-117**  
Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Natural Gas, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed**

Legal: **LOT 566, PLAN NWP52848, SECTION 13, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'	Below	Bedroom	8'5 x 7'4			x
Main	Dining Room	14' x 9'			x			x
Main	Kitchen	11'2 x 10'			x			x
Main	Eating Area	11' x 6'9			x			x
Main	Family Room	19'8 x 16'7			x			x
Main	Master Bedroom	14' x 13'			x			x
Main	Bedroom	10'7 x 10'5			x			x
Main	Bedroom	10'7 x 10'5			x			x
Below	Games Room	15' x 14'5			x			x
Below	Bedroom	15' x 9'10			x			x

Finished Floor (Main):	<b>1,160</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>800</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>745</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,705 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Grg Dr Ht:
Grand Total:	<b>2,705 sq. ft.</b>	Basement: <b>Fully Finished, Partly Finished</b>	6				
			7				
			8				

Listing Broker(s): **RE/MAX Crest Realty**

**Super family home is the coveted Sunshine Hills area of North Delta. Ideal for a large family with 5 bedrooms and 3 bathrooms and well as a double car garage. Located on a quiet corner 6,685 sq.ft flat lot. Close to shopping, transit and park. Also close to Burns Bog for extensive walking trails. Vaulted ceilings in the living room and much more. Many newer homes in the area. Call today to view.**