



Presented by:
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Active
R2426569

Board: V
Duplex

5733 CRESCENT DRIVE

Ladner
Hawthorne
V4K 2E5

Multifamily
\$1,198,000 (LP)
(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$1,298,000
Meas. Type: Feet	# of Rooms:	12	Frontage (metres): 24.38
Depth / Size (ft.): 136	Bedrooms:	6	Approx. Year Built: 1968
Lot Area (sq.ft.): 10,871.00	Beds in Bsmt:	0	Age: 52
Flood Plain:	Beds not in Bsmt:	6	Zoning: RM1
Rear Yard Exp: North	Bathrooms:	2	Gross Taxes: \$3,992.17
Council Apprv?:	Full Baths:	2	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 010-635-068		Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:

Metered

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Dist. to Public Transit: **3 BLKS** Dist. to School Bus: **4 BLKS**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 71, PLAN NWP19916, DISTRICT LOT 139, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 12'8	Above	Bedroom	9'10 x 8'10			x
Main	Kitchen	11'7 x 8'1	Above	Bedroom	8'11 x 8'8			x
Main	Dining Room	13'1 x 8'9			x			x
Main	Living Room	14'9 x 12'8			x			x
Main	Kitchen	11'7 x 8'1			x			x
Main	Dining Room	13'1 x 8'9			x			x
Above	Master Bedroom	12'1 x 10'5			x			x
Above	Bedroom	9'10 x 8'10			x			x
Above	Bedroom	8'11 x 8'8			x			x
Above	Master Bedroom	12'1 x 10'5			x			x

Finished Floor (Main):	1,066	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,066	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units: 2	Less Op. Exp:	3				Pool:
Finished Floor (Total):	2,132 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
Unfinished Floor:	0	Suite:		5				Grg Dr Ht:
Grand Total:	2,132 sq. ft.	Crawl/Bsmt. Height:		6				
		Basement: Full, Fully Finished		7				
				8				

Listing Broker(s): **eXp Realty**

Investment opportunity knocks! Ideally located tenanted 2 story cozy side x side duplex in central Ladner. Numerous updates in this well cared for large property. Already tenanted with the perfect tenants on both sides!