



Presented by:

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**Active**  
**R2826569**  
Board: V  
House/Single Family

**5506 WESTMINSTER AVENUE**

Ladner  
Hawthorne  
V4K 2J6

Residential Detached

**\$1,528,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,740,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1994**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **30**  
Frontage(metres): **0.00** Full Baths: **3** Zoning: **RS5SFD**  
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$5,309.78**  
Lot Area (sq.ft.): **7,090.00** Rear Yard Exp: **North** For Tax Year: **2023**  
Lot Area (acres): **0.16** P.I.D.: **018-815-201** Tax Inc. Utilities?:  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **Yes: CRESCENT SLOUGH**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Hot Water, Radiant**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :SOLD AS IS WHERE IS**  
Fixtures Rmvd: **No :SOLD AS IS WHERE IS**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 2 DISTRICT LOT 116 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1450 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

| Finished Floor (Main):     | 1,532        | Floor | Type            | Dimensions     | Floor | Type    | Dimensions    | Bathrooms  |
|----------------------------|--------------|-------|-----------------|----------------|-------|---------|---------------|------------|
| Finished Floor (Above):    | 1,268        | Main  | Foyer           | 15'3" x 12'3"  | Above | Bedroom | 12'3" x 9'10" | Floor #Pcs |
| Finished Floor (AbvMain2): | 0            | Main  | Den             | 12'7" x 8'9"   | Above | Bedroom | 10'2" x 9'11" | Main 2     |
| Finished Floor (Below):    | 0            | Main  | Living Room     | 17'4" x 15'4"  |       |         | x             | Above 4    |
| Finished Floor (Basement): | 0            | Main  | Dining Room     | 12'3" x 10'4"  |       |         | x             | Above 3    |
| Finished Floor (Total):    | 2,800sq. ft. | Main  | Kitchen         | 13'4" x 12'10" |       |         | x             | Above 5    |
| Unfinished Floor:          | 0            | Main  | Eating Area     | 12'10" x 7'2"  |       |         | x             |            |
| Grand Total:               | 2,800sq. ft. | Main  | Family Room     | 19'0" x 13'6"  |       |         | x             |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.      | Main  | Solarium        | 17'8" x 14'8"  |       |         | x             |            |
| Suite: <b>None</b>         |              | Main  | Kitchen         | 8'5" x 5'8"    |       |         | x             |            |
| Basement: <b>None</b>      |              | Main  | Laundry         | 6'0" x 3'0"    |       |         | x             |            |
|                            |              | Above | Primary Bedroom | 19'3" x 15'9"  |       |         | x             |            |
|                            |              | Above | Walk-In Closet  | 7'0" x 4'6"    |       |         | x             |            |
|                            |              | Above | Bedroom         | 17'5" x 12'10" |       |         | x             |            |

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:  
# of Kitchens: **2** # of Rooms: **15** MHR#: CSA/BCE: Maint. Fee: **\$0.00**  
ByLaw Restrictions: **No Restrictions**

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!! Water front-backs onto Crescent Slough, a very unique property. Rare-Rare -Rare. Home is an executive 2 storey with some nice details/finishings. The home is located on a quiet separate cul-de-sac off Westminister Ave. A nice setting. Main floor features large open formal rooms, foyer has 2 storey high ceilings and skylights, living room with bay window and gas f/p, kitchen offers an eating area that overlooks the park like yard, family room features a pass thru to kitchen, gas f/p and access to the glassed in sun room. There is a spice kitchen. Laundry is moved into garage. Upper floor has an elegant and huge master suite with a spa like 5pc en-suite, there is a cheater en-suite off 2 of the secondary bedrooms. Lots of crown moldings, wainscot detail, and high baseboards. Hurry**