




Presented by: **P.A. 'Doc' Livingston PREC***

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Active R2540699	1245 KENT STREET	Residential Detached
Board: F House/Single Family	South Surrey White Rock White Rock V4B 4T6	\$1,499,000 (LP) (SP) 
	Sold Date: Meas. Type: Feet Depth / Size: 157 Lot Area (sq.ft.): 6,280.00 Flood Plain: No Rear Yard Exp: West Council Apprv?: If new, GST/HST inc?:	Frontage (feet): 40.00 Bedrooms: 4 Bathrooms: 5 Full Baths: 4 Half Baths: 1 Original Price: \$1,499,000 Approx. Year Built: 2020 Age: 1 Zoning: SF Gross Taxes: \$6,182.00 For Tax Year: 2020 Tax Inc. Utilities?: No P.I.D.: 029-693-241 Tour:
	View: Yes: Mountain and Ocean Complex / Subdiv: Services Connected: Electricity Sewer Type: Septic	

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Rain Screen: Full Renovations: # of Fireplaces: 3 Fireplace Fuel: Natural Gas Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On	Reno. Year: R.I. Plumbing: R.I. Fireplaces: Metered Water:	Total Parking: 6 Covered Parking: 4 Parking Access: Front Parking: Garage; Triple Dist. to Public Transit: Near Dist. to School Bus: 2 Blocks Title to Land: Freehold NonStrata Property Disc.: No PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish:
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Legal: **LOT 1,PLAN EPP50373,SECTION 11,TOWNSHIP 1,NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'4 x 13'2	Above	Laundry	10'7 x 6'7			x
Main	Dining Room	15'2 x 10'3	Bsmt	Recreation Ro...	14'6 x 30'0			x
Main	Family Room	15'2 x 26'7	Bsmt	Storage	10'1 x 5'8			x
Main	Nook	12'5 x 10'4	Bsmt	Bedroom	13'10 x 12'3			x
Main	Foyer	8'8 x 11'5			x			x
Main	Kitchen	14'5 x 20'11			x			x
Above	Master Bedroom	13'6 x 20'0			x			x
Above	Walk-In Closet	9'6 x 8'0			x			x
Above	Bedroom	14'5 x 10'5			x			x
Above	Bedroom	10'7 x 11'5			x			x

Finished Floor (Main): 1,864 Finished Floor (Above): 1,263 Finished Floor (Below): 1,166 Finished Floor (Basement): 0 Finished Floor (Total): 4,293 sq. ft. Unfinished Floor: 0 Grand Total: 4,293 sq. ft.	# of Rooms: 14 # of Kitchens: 1 # of Levels: 3 Suite: Crawl/Bsmt. Height: Beds in Basement: 1 Beds not in Basement: 3 Basement: Full	<table> <tr> <th>Bath</th><th>Floor</th><th># of Pieces</th><th>Ensuite?</th></tr> <tr><td>1</td><td>Main</td><td>2</td><td>No</td></tr> <tr><td>2</td><td>Above</td><td>4</td><td>Yes</td></tr> <tr><td>3</td><td>Above</td><td>4</td><td>Yes</td></tr> <tr><td>4</td><td>Above</td><td>5</td><td>Yes</td></tr> <tr><td>5</td><td>Bsmt</td><td>4</td><td>No</td></tr> <tr><td>6</td><td></td><td></td><td>No</td></tr> <tr><td>7</td><td></td><td></td><td>No</td></tr> <tr><td>8</td><td></td><td></td><td>No</td></tr> </table>	Bath	Floor	# of Pieces	Ensuite?	1	Main	2	No	2	Above	4	Yes	3	Above	4	Yes	4	Above	5	Yes	5	Bsmt	4	No	6			No	7			No	8			No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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8			No																																				

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

Oppotynity is knocking a faboulas two storey basement home at drywall stage, you finish this home the way you choose it a canvas.Bathrooms have tubs installed, views of mount Baker and semiamhoo bay from th master bedroom.If projects excite you this will really get you going. Court ordered sale of this desirable two storey basement with 4 car garage could be your opportunity today!