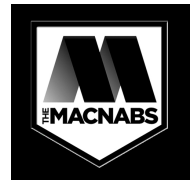




Presented by:
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Active
R2896012

12335 SOUTHPARK CRESCENT

Residential Detached

Board: F
House/Single Family

Surrey
Panorama Ridge
V3X 2C1

\$1,399,900 (LP)
(SP)



Sold Date:	Frontage (feet):	49.17	Original Price: \$1,399,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1987
Depth / Size: 101.48	Bathrooms:	2	Age: 37
Lot Area (sq.ft.): 4,955.00	Full Baths:	2	Zoning: RF-G
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,232.39
Rear Yard Exp:			For Tax Year: 2023
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-667-429
			Tour: Virtual Tour URL

View: **Yes: Park**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** 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.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 226, PLAN NWP73259, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 10'5			x			x
Main	Living Room	12'10 x 19'1			x			x
Main	Dining Room	11'2 x 10'7			x			x
Main	Kitchen	11'2 x 10'			x			x
Main	Eating Area	7'7 x 10'1			x			x
Main	Family Room	17' x 14'4			x			x
Main	Primary	13'6 x 18'8			x			x
Main	Walk-In Closet	8' x 6'			x			x
Main	Bedroom	11' x 8'7			x			x
Main	Bedroom	11' x 9'			x			x

Finished Floor (Main):	1,785	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,785 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	1,785 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **Royal LePage Elite West**

Top 5 reasons why this home will move quick. #1. RANCHER - The perfect down-sizer. All 3 bedrooms on the same level with no stairs. Only a few steps down into the living room and garage. #2. PARK - One of the rare homes that back right onto Boundary park. Perfect for dogs or kids with gate access. #3. UPGRADES - This home has AC, gas fireplace, stainless appliances, updated bathrooms, newer pedestal washer/dryer and countertops. #4. AREA - Panorama Ridge is a quiet neighbourhood close to lots of trails, parks, golf courses, schools & easy access to highways in each directions. #5. PRICE - All this for under \$1.4 is unheard of for a home backing on to the park with a 2 car garage and sitting pretty on a 4955 sq/ft lot. Book your showing ASAP. You don't want to miss this one.