



Presented by:
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Ladner, Holly Residential Detached
61 4756 62ND ST, V4K 4V8 **MLS# V850419** **Active**



List Price: \$529,000 Previous Price:
 Original Price: \$529,000
 Complex/Subdiv: ASHLEY GREEN
 Frontage: 39.00 ft Bedrooms: 3 PID: 016-069-986
 Depth/Size: 82 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 3,198 Full Baths: 2 Approx Yr Blt: 1990
 Rear Yard Exp: S Half Baths: 1 Age at List Date: 20
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,202 (2010)
 Flood Plain: Zoning: CD179
 View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

| | | |
|--|--|-------------------------------------|
| Style of Home: 2 Storey | Total Parking: 3 | Covered Parking: 1 |
| Construction: Frame - Wood | Parking Access: Front | |
| Foundation: Concrete Perimeter | Parking Facilities: Open, Garage; Single | |
| Exterior: Vinyl | | |
| Rainscreen: | R/I Plumbing: | Dist to Public Trans: |
| Type of Roof: Wood | | Dist to School Bus: |
| Renovations: | Reno Year: | Possession: |
| Flooring: Wall/Wall/Mixed | | Title to Land: Freehold Strata |
| Water Supply: City/Municipal | | Seller's Interest: Registered Owner |
| Heat/Fuel: Radiant, Natural Gas, Hot Water | | Mortgage Info: \$0 |
| No. of Fireplaces: 1 | R/I Fireplaces: | Property Disclosure: Y |
| Fireplace Fuel: Gas - Natural | | Out Buildings: |
| Outdoor Area: Patio(s) | | |
| Pad Rental: | | |
| Fixtures Leas: N | | |
| Fixt Removed: N | | |

Legal: PL NWS3257 LT 61 LD 36 SEC 35 TWP 5 STRATA LOT AS SHOWN ON FORM 1
 Amenities: None
 Site Influences: Cul-de-Sac, Private Yard, Recreation Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 17' X 14' | | | X | | | X |
| Main F. | Kitchen | 10' X 8' | | | X | | | X |
| Main F. | Family Room | 11' X 9' | | | X | | | X |
| Main F. | Eating Area | 10' X 7' | | | X | | | X |
| Main F. | Dining | 12' X 11' | | | X | | | X |
| Main F. | Master Bedroom | 15' X 12' | | | X | | | X |
| Main F. | Bedroom | 12' X 12' | | | X | | | X |
| Main F. | Bedroom | 11' X 9'6" | | | X | | | X |
| | | | | | X | | | |
| | | | | | X | | | |

| | | |
|----------------------------------|----------------------|---------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: 943 | Total # Rooms: 8 | 1 2 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up SqFt: 799 | # Kitchens: 1 | 2 4 Piece; Ensuite: Y; Level: Above |
| Finished Floor Down: 0 | Finished Levels: 2 | 3 4 Piece; Ensuite: N; Level: Above |
| Finished Floor Bsmt SqFt: 0 | Crawl/Bsmt Height: 4 | |
| Total Finished Floor SqFt: 1,742 | Basement Area: None | 5 |
| | | 6 |
| Unfinished Floor: 0 | Suite: | 7 |
| Grand Total Floor Area: 1,742 | | 8 |

Listing Broker(s): RE/MAX Progroup Realty

Rare detached home in Ashley Green. Great open layout with vaulted ceilings, loads of skylights, new radiant hot water heating system, new roof, and lovely yard backing onto park. Fabulous for the whole family.