



Presented by:
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Active **R2446771** **11495 PEMBERTON CRESCENT** Residential Detached
 Board: F N. Delta **\$1,264,000** (LP)
 House/Single Family Annieville **(SP)**
 V4C 3J5



Sold Date: Frontage (feet): **60.00** Original Price: **\$1,264,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1987**
 Depth / Size: Bathrooms: **4** Age: **33**
 Lot Area (sq.ft.): **8,375.00** Full Baths: **3** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,759.97**
 Rear Yard Exp: **West** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-435-102**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2020**
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Tile - Concrete**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**
 Dist. to Public Transit: **3 Blk** Dist. to School Bus: **1 Blk**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 1471, PLAN NWP56179, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 16'1	Above	Bedroom	9'11 x 9'10			x
Main	Dining Room	12'4 x 9'	Below	Living Room	12'2 x 8'10			x
Main	Kitchen	10'8 x 9'5	Below	Kitchen	12'10 x 9'8			x
Main	Eating Area	10'11 x 7'6	Below	Bedroom	13'2 x 9'1			x
Main	Family Room	19'5 x 13'5	Below	Den	11'2 x 8'8			x
Main	Bedroom	10'10 x 9'4	Below	Sauna	7'3 x 5'5			x
Main	Laundry	10'10 x 5'8						x
Above	Master Bedroom	16'6 x 13'						x
Above	Bedroom	13'2 x 11'						x
Above	Bedroom	10'1 x 9'11						x

Finished Floor (Main): 1,318	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 975	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 906	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 3,199 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 6	5			No	Grg Dr Ht:
Grand Total: 3,199 sq. ft.	Basement: Fully Finished, Separate Entry	6			No	
		7			No	
		8			No	

Listing Broker(s): **Performance Power Play Realty**

North Delta 3,199sqft House, 8,375sqft lot w/ 6 beds + 4 baths, includes a brand-new 1 bed, daylight walk out basement suite. Main floor features a large living room, family room, a bedroom, good size laundry room & an upgraded kitchen w/ quartz countertops. Upstairs has a nice size master bedroom w/ ensuite & 3 more bedrooms. There's a large sundeck overlooking the private backyard that is fully fenced with mature trees. Lots of storage in this home with a 6'4 crawl space area. Plenty of parking w/ a double garage & room for 4 more vehicles in the driveway. This is a well-built home with concrete tile roof. All this in a great cul-de-sac location, close to recreation, shopping and walking distance to schools and parks.