

SPECIAL FEATURES
#13 15450 Rosemary Heights Crescent

OUTSIDE:

- Gated adult complex built by Polygon, w/outstanding amenities / 55yrs+ & pets allowed
- Tudor duplex style townhouse w/own private gated entrance off 154th+ visitor parking in front
- Partially covered patio off the family room & kitchen, for year round entertaining
- Fenced yard extended with brick pavers, epoxy & artificial turf plus custom lighting, irrigation system & tall hedge for privacy
- Double garage w/remote key pad & garage weather proofing + protective & durable
- Durable epoxy flooring in garage, custom storage cabinets & shelving
- Heat pump/Air conditioning unit

MAIN FLOOR:

- Welcoming foyer leads to luxurious living & dining rooms w/crown moulding, wainscotting & coffered ceilings.
- Beautiful hardwood floors throughout the main level with 9ft ceilings
- Elegant gas fireplaces w/upgraded wood mantles bring warmth to both living & family rooms
- Spacious dining room (enough for up to 10 guests) & brand new chandelier
- Open kitchen w/solid wood cabinets, under cabinet lighting, sleek quartz counters, new sink, "touchless" faucet, stainless steel appliances, wine fridge & breakfast bar
- Cozy family room with gas fireplace & oversized windows for lots of natural light
- Eating area opens out to private extended patio & fenced yard with mature privacy hedge

FLOOR ABOVE:

- Spacious Master suite offers a stunning custom walk-in closet +5 pc ensuite w/deep soaker tub
- Guests enjoy privacy in 2 generously sized bedrms, 1 w /an ensuite bathroom & the other with custom built-in shelving
- Both bathrooms with sleek quartz counters & solid wood cabinetry
- Laundry room with side by side laundry, counter for folding, cabinets for storage & convenient sink

OTHER FEATURES

- Security system, built-in vac, large storage area under the stairs w/custom built-in shelving & 2pc powder room w/quartz counter, wood cabinetry & new toilet (off main level)
- Outstanding amenities include pickleball/tennis courts, gorgeous 6000sqft clubhouse with pool, hot tub, gym, library, billiards & darts room, kitchen, 2 guest suites, workshop & an on-site caretaker
- Immaculate home! Extremely well managed gated community, this complex is known for its friendly atmosphere & exceptional upkeep, where pride of ownership is evident everywhere!
- Excellent location, close to Morgan Creek Golf, SouthPoint & Morgan Crossing shopping

Taxes: \$4,368.35 (2024)

Maint. Fee: \$601.52

Disclaimer: *Although every effort has been made to provide complete and accurate information, the Sellers and Joanne Taylor PREC make no warranties or representations, express or implied, as to the accuracy of the information contained herein and assumes no liability or responsibility for any error or omissions in the information contained in any and/or all advertising*

cell 778-227-1443

tel 604-538-8888 | fax 604-538-0237 | 15595 - 24th Avenue, White Rock, B.C. V4A 2J4

info@joannetaylorhomes.com | www.joannetaylorhomes.com



LIST OF UPGRADES
#13 15450 Rosemary Heights Crescent

- Hot water tank (April 2025)
- Plush carpet & underlay (March 2025)
- Dining room chandelier (March 2025)
- Ceiling fan in master bedroom (2025)
- Kitchen sink & "touchless" faucet (2025)
- New toilet in main floor powder room (2025)
- Microwave (2023), dishwasher (2022) DANBY wine cooler (2019)
- Garage motor, remote, key pad, garage weatherproofing (2023)
- Energy efficient furnace & new remote thermostats (2021)
- Heat Pump / Air conditioning (2021)
- Interior paint (2020)
- Kitchen lighting (2020)
- Stainless steel fridge (2020)
- Refinished all wood cabinets in kitchen (2020)
- Reno'd all bathrooms with new quartz counters, sinks, faucets (2019)
- Kitchen quartz counters and backsplash (2016)
- Washing machine, dryer (2016)
- Epoxy flooring in garage (2009)+ storage cabinets (2018)
- Extended outside rear patio w/epoxy (2010), brick pavers & artificial turf (2017)
- Custom rear patio lighting (2018)
- Custom rear patio irrigation system (2018)
- Extended front entrance patio w/brick pavers (2015)
- Custom wainscotting, dining room (2012)

Disclaimer: *Although every effort has been made to provide complete and accurate information, the Sellers and Joanne Taylor PREC make no warranties or representations, express or implied, as to the accuracy of the information contained herein and assumes no liability or responsibility for any error or omissions in the information contained in any and/or all advertising*

cell 778-227-1443

tel 604-538-8888 | fax 604-538-0237 | 15595 - 24th Avenue, White Rock, B.C. V4A 2J4

info@joannetaylorhomes.com | www.joannetaylorhomes.com

