



Presented by:
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For Approval
R2673609

51326 ROWANNA CRESCENT

Residential Detached

Board: H
 House/Single Family

Chilliwack
 Eastern Hillside
 V4Z 0C3

\$1,245,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,245,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2015**
 Frontage(feet): **70.00** Bathrooms: **3** Age: **7**
 Frontage(metres): **21.34** Full Baths: **3** Zoning: **SR**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$3,852.94**
 Lot Area (sq.ft.): **7,101.00** Rear Yard Exp: **South** For Tax Year: **2021**
 Lot Area (acres): **0.16** P.I.D.: **029-454-123** Tax Inc. Utilities?: **No**
 Flood Plain: **No** View: **Yes: Valley** Tour: **Virtual Tour URL**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 2 Storey, Basement Entry	Total Parking: 9 Covered Parking: 3 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple, Open, RV Parking Avail.
Exterior: Fibre Cement Board	Driveway Finish: Aggregate
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata Dist. to School Bus:
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: Yes Land Lease Expiry Year:
Fireplace Fuel: Natural Gas	Reno. Year:
Fuel/Heating: Forced Air	Rain Screen:
Outdoor Area: Fenced Yard, Patio(s), Patio(s) & Deck(s)	Metered Water:
Type of Roof: Asphalt	R.I. Plumbing:
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Mixed, Wall/Wall/Mixed

Legal: **LOT 6 SECTION 27 TOWNSHIP 2 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN EPP42831**

Amenities:
 Site Influences: **Cul-de-Sac, Golf Course Nearby, Greenbelt, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main):	1,523	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	7'5 x 6'4	Main	Walk-In Closet	5'8 x 5'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Den	10'1 x 9'11			x	Below 4
Finished Floor (Below):	1,100	Below	Laundry	10'1 x 6'1			x	Main 4
Finished Floor (Basement):	0	Below	Bedroom	10'2 x 10'1			x	Main 5
Finished Floor (Total):	2,623sq. ft.	Below	Great Room	15'8 x 15'2			x	
Unfinished Floor:	0	Below	Kitchen	15'2 x 11'9			x	
Grand Total:	2,623sq. ft.	Below	Mud Room	6'3 x 5'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	18'5 x 15'6			x	
Suite: Unauthorized Suite		Main	Dining Room	14'7 x 12'			x	
Basement: Fully Finished, Separate Entry		Main	Kitchen	16' x 10'3			x	
		Main	Bedroom	12'4 x 9'11			x	
		Main	Bedroom	11'4 x 10'10			x	
		Main	Master Bedroom	14'7 x 13'10			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage West Real Estate Services**

Room for the whole family! This custom-built home was designed w/ families in mind, utilizing space efficiently & effectively to maximize living & storage capacity. Featuring stately windows, bringing light to the entire home, along with cozy window seats - perfect for reading or daydreaming. The main floor features 3 bedrooms, including a primary suite with 5-pc bath & walk-in closet, as well as a spacious covered deck & gazebo off the kitchen. Downstairs you will find a den & familial suite, the perfect solution for multi-generational living. The suite features 1 bedroom & bath, it's own private outdoor patio area, & an expansive pantry/mudroom area. Plenty of room for vehicles w/the triple garage, RV parking, & extended driveway. Steps away from a community playground & walking trails!