

Active
R2526906

Board: V
House/Single Family

5631 LACKNER CRESCENT

Richmond
Lackner
V7E 6A5

Residential Detached

\$1,818,000 (LP)

(SP) 



Sold Date: _____ Frontage (feet): **40.00** Original Price: **\$1,818,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
 Depth / Size: _____ Bathrooms: **3** Age: **35**
 Lot Area (sq.ft.): **4,413.00** Full Baths: **2** Zoning: **RS1/B**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$4,280.45**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **004-637-097**
 Tour: **Virtual Tour URL**

View: **No** :
 Complex / Subdiv: _____
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Other, Wood**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes: Mounted TV in family, Ring Security Camera & Doorbell**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 25, BLOCK 4N, PLAN NWP72403, SECTION 25, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: _____
 Site Influences: **Cul-de-Sac, Private Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Oven - Built In, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 18'0	Above	Bedroom	11'11 x 9'8			x
Main	Dining Room	12'5 x 10'11	Above	Recreation	14'8 x 17'2			x
Main	Kitchen	12'4 x 12'2			x			x
Main	Eating Area	8'9 x 6'6			x			x
Main	Family Room	17'0 x 12'2			x			x
Main	Laundry	12'5 x 6'3			x			x
Above	Master Bedroom	13'2 x 15'2			x			x
Above	Walk-In Closet	8'8 x 6'1			x			x
Above	Bedroom	11'11 x 9'11			x			x
Above	Bedroom	11'11 x 9'10			x			x

Finished Floor (Main):	1,237	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,378	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No	Pool:
Finished Floor (Total):	2,615 sq. ft.	Crawl/Bsmt. Height:	_____	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	2,615 sq. ft.	Basement:	None	6				
			Beds not in Basement:	7				
				8				

Listing Broker(s): **Anson Realty Ltd.**

Excellent location on cul-de-sac, walking distance to Jessie Wowk & Richmond Christian School, and only 5 mins walk to bus for Richmond Centre/Brighthouse terminus. South-facing home with private North-facing fenced yard and patio. Efficient and perfectly sized layout with 4 Bedrooms plus recreation room upstairs, and plenty of formal & casual living spaces on the main level. Solid care-free home with extensive upgrades done by current owners when they moved in 2008 and well maintained ever since. The warm classic finishing choices such as Italian tile & hardwood floors, crown mouldings, and potlighting in the main living areas makes this one feel like home. Showings by appointment on Tuesdays & Thursdays only.