

Terra Nova, (VRI20), Richmond, V7C 5N2 **MLS # V737887** Residential Detached
5619 MUSGRAVE CR V7C 5N2 **Active**



List Price: \$1,168,000	Days on Mkt: 4	Bedrooms: 6
List Date: 03-Oct-08	Expiry Date: 31-Jan-09	Bathrooms: 4
Original Price: \$1,168,000	Possession:	Full Baths: 4
Previous Price:	Fixtures Leased: No	Half Baths: 0
Type: HOUSE	Seller's Interest: Registered Owr	# Kitchens: 1
Approx Yr Blt: 1992	Crawl/Bsmt Ht:	Total Rooms: 12
Age at List Date: 16	Zoning: SF	Finished Lvl's: 2
Taxes: \$4,596 / 2008		Fireplaces: 2
Subdiv/Complex:		Meas Type: F
Lot SqFt: 6,396	Pkg Facilities: Garage; Double	Rear Yard Exp: N
Frontage: 0.00	Parking: 2 Covered; 4 Total; Access: Front	Flood Plain:
Depth/Size:	Title to Land: Freehold NonStrata	Pad Rental:

Floor	Type	Dimensions
MN	Living Room	16' X 15'
MN	Kitchen	14' X 13'
MN	Nook	14' X 9'
MN	Dining	14' X 12'
MN	Family Room	20' X 15'
MN	Bedroom	12' X 10'
MN	Den	10' X 9'
ABV	Master Bedroom	16' X 15'
ABV	Bedroom	16' X 14'
ABV	Bedroom	14' X 12'
ABV	Bedroom	14' X 10'
ABV	Bedroom	11' X 11'

Style of Home: 2 Storey	Basement Style: None
Construction: Frame - Wood	Water Supply: City/Municipal
Foundation: Concrete Perimeter	Heat/Fuel: Hot Water
Exterior: Stucco / Wood	Fireplace Fuel: Gas - Natural
Type of Roof: Wood	Property Discl: Y

Legal: **PL 86845 LT 28 BLK 4N LD 36 SEC 3 RNG 7W** PID: **016-483-782**

Amenities: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, J**

Listing Broker 1: Macdonald Realty Westmar	604-279-9822	Bathrooms:
Listing Rep 1: Judy Wong	604-231-0228	1 5 Piece; Ensuite: Y; Level: ABV
Listing Reps 2/3:		2 4 Piece; Ensuite: Y; Level: ABV
Listing Broker 2:		3 4 Piece; Ensuite: Y; Level: ABV
Selling Broker(s):		4 4 Piece; Ensuite: N; Level: MN
Selling Rep(s):		5
Appointments: JUDY WONG		6
Appt Phone: 604-551-0881	Occupancy: Vacant	7
Commission: 3.255% 1ST 100K/1.1625% ON BAL		8
Owner: C&C KING		

Realtor Rmks: **Vacant. Flexible completion date & motivated sellers.**

Rare find big 3510 SF. 6 bedrooms + den, 4 full baths executive home in sought-after Terra Nova. Steps to picturesque dyke, school, park, golf course, shopping, transit & Vancouver West. Totally renovated. Updates include brand new kitchen with highend cabinetry, stainless steel appliances, granite tops, marble foyer, beautiful engineered hardwood floor on main, new carpets up, interior freshly painted, new blinds. Deluxe home includes skylites, featured ceilings, jacuzzi, radiant hot water heat both levels, generous room sizes, bay windows, wet bar, central vacuum, alarm, professionally landscaped front & backyard with automatic sprinklers. Nice South facing lot, bright & well laid out. Original owners & seldom lived-in.