

R2689666 5103 LINDEN DRIVE Residential Detached
 House/Single Family Ladner **\$2,598,000 (LP)**
 Hawthorne
 V4K 3A6



Depth/Size (ft.): **200** Frontage (ft.): **39.00** Approx. Yr Built: **2020**
 Lot Area (sq.ft.): **7,510.00** Bedrooms: **6** Age: **2**
 Flood Plain: Bathrooms: **7** Zoning: **RS-7**
 Rear Yard Exp: **Northwest** Full Baths: **6** Gross Taxes: For Tax Year: **2020**
 Half Baths: **1** P.I.D.: **030-393-132**
 View:
 Complex / Subdiv:
 Services Connected: **Community,Electricity,Natural Gas,Water**

Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Fibre Cement Board,Stucco,Wood** Dist. to Transit: Dist to School Bus:
 Foundation: Title to Land: **Freehold NonStrata**
 Rain Screen: **Full** Property Disc.: **Yes**
 Renovations: PAD Rental:
 # of Fireplaces: **1** Fixtures Leased: **No**
 Fireplace Fuel: **Natural Gas** Fixtures Rmvd: **No**
 Water Supply: **City/Municipal** Floor Finish: **Hardwood,Tile**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**
 Type of Roof: **Asphalt**

Legal: **LOT 1, PLAN EPP75497, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Air Cond./Central**
 Site Influences: **Golf Course Nearby,Lane Access,Private Yard**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Disposal - Waste,Drapes/Window Coverings,Heat Recov. Vent.,Microwave,Pantry,Security System,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 15'	Above	Bedroom	11'2 x 10'4			x
Main	Nook	14' x 11'	Above	Bedroom	11'10 x 13'			x
Main	Kitchen	20' x 11'	Above	Laundry	11'4 x 5'			x
Main	Dining Room	13'8 x 11'	Above	Office	11' x 9'			x
Main	Wok Kitchen	7' x 8'	Above	Bedroom	10' x 11'			x
Main	Bedroom	12'2 x 10'4						x
Main	Media Room	21' x 11'						x
Main	Mud Room	8'6 x 7'8						x
Above	Master Bedroom	16'4 x 14'8						x
Above	Bedroom	10' x 11'						x

Finished Floor (Main):	2,325	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,239	# of Kitchens:	2	1	Main	3	No
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	No
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Above	5	Yes
Finished Floor (Total):	4,564 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes
Unfinished Floor:	0	Beds in Bsmt.:	0	5	Above	3	Yes
Grand Total:	4,564 sq. ft.	Basement:	None	6	Above	3	Yes
		Beds not in Bsmt.:	6	7	Above	3	Yes
				8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Custom-built 7bdr/6.5 bath, executive family home in West Ladner that exudes luxury; situated on a large 7510 sqft lot. Built w/ high end finishing's throughout, no expense spared. Entertainer's dream, open concept home with a gourmet kitchen, large 14ft island, wok kitchen & high-end appliances. Features include radiant heat, 65" n/g fireplace, on demand hot water, 10ft ceilings throughout, home automation, HRV, A/C, surround sound & distributed audio, large backyard & in-ground sprinkler system. Extra large master bedroom includes a spa-like ensuite w/soaker tub & steam shower & private balcony. Separate side entry for Legal 2bdr suite . Prime location with easy access to amenities incl. transportation, major routes, restaurants, recreation, and shopping. Call for more info

5103 LINDEN DRIVE, LADNER



COMPLIMENTS OF
aman NIJER
 REAL ESTATE PROFESSIONAL

604.807.8522
 HomesWithAman@gmail.com
 HomesWithAman.com



SUTTON GROUP WEST COAST REALTY (BROADWAY)

The enclosed information while deemed to be correct, is not guaranteed. This communication is not intended to solicit properties already listed for sale.



LISTED AT \$2,598,000 | CUSTOM BUILT | 4,564 SQFT HOME | 6 🚗 7 🛏

