

Depth/Size (ft):	862	Bedrooms:	2	Approx. Year Built:	1935
Frontage (ft):	252.00	Bathrooms:	1	Age:	89
Lot Area: (Acres)	5.07	Full Baths:	1	Zoning:	A-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$12,251.65
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	006-845-070

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Septic,Water

Legal: LOT 7, PLAN NWP1090, PART NE1/4, SECTION 28, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Greenbelt,Private Setting,Private Yard,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 11'			
Main	Dining Room	11' x 11'			
Main	Kitchen	14' x 11'			
Main	Primary Bedroom	12' x 11'			
Main	Den	11' x 6'			
Main	Bedroom	13' x 11'			

Finished Floor (Main):	986 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	527 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,513 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Unfinished			
Grand Total:	1,513 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

INVESTORS & DEVELOPERS ALERT: Over 5 acres future potential property from Port Kells: NOT in ALR, with city water, OCP designated as suburban residential, excellent holding property for future development.