

<b>Depth/Size (ft):</b>	121.30	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1965
<b>Frontage (ft):</b>	33.50	<b>Bathrooms:</b>	2	<b>Age:</b>	59
<b>Lot Area: (sq.ft.)</b>	4,063.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,503.94
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	012-810-479

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Concrete,Frame - Metal,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stucco,Wood	<b>Parking Access:</b>	Lane,Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Other,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : City, Mountain.
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Water
<b>Legal:</b>	LOT 2, BLOCK 59, PLAN VAP3517, DISTRICT LOT THSL, SECTION 31, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden
<b>Site Influences:</b>	Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Microwave,Smoke Alarm
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RA Realty Alliance Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	16'10 x 12'7	<b>Below</b>	Living Room	19'4 x 12'4
<b>Main</b>	Dining Room	12'5 x 9'4	<b>Below</b>	Kitchen	8'11 x 11'11
<b>Main</b>	Kitchen	12'8 x 15'6	<b>Below</b>	Bedroom	11'11 x 8'8
<b>Main</b>	Eating Area	9'8 x 5'	<b>Below</b>	Bedroom	12'11 x 7'8
<b>Main</b>	Primary Bedroom	12'3 x 10'9	<b>Below</b>	Bedroom	9'8 x 7'10
<b>Main</b>	Bedroom	10'4 x 9'2			
<b>Main</b>	Bar Room	12'5 x 10'11			

<b>Finished Floor (Main):</b>	1,215 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,172 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	2,387 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,387 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

INVESTOR'S ALERT!, Perfect property to hold, and to build a Duplex and a Laneway house, Beautiful Vancouver Special Located in a Desirable location. Close to Schools, Shopping, Renfrew skytrain, Highway 1, Transit and Parks . Property Sits high up Top with views of downtown and North Shore Mountains. This is a great opportunity to buy a property with a great future value. Gleaming Hardwood throughout . Kitchen is bright with skylight, oak cabinets and quartz countertops. 2 bedroom basement suite with own entrance. Well landscaped throughout the exterior. Lane access to parking and Single Car Garage . View Virtual Tour