

<b>Depth/Size (ft):</b>	125.4	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1968
<b>Frontage (ft):</b>	70.00	<b>Bathrooms:</b>	2	<b>Age:</b>	56
<b>Lot Area: (sq.ft.)</b>	8,778.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,315.77
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	010-489-711

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single, RV Parking Avail., Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water, 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>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity, Natural Gas, Sanitary Sewer, Water

**Legal:** LOT 16, BLOCK 8&9, PLAN NWP21553, DISTRICT LOT 401, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden, In Suite Laundry, Storage

**Site Influences:** Central Location, Private Yard, Recreation Nearby, Shopping Nearby

**Features:** Dishwasher, Stove, Vaulted Ceiling

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'10 x 3'11	Below	Laundry	4'11 x 6'0
Main	Living Room	17'7 x 17'9	Below	Kitchen	10'0 x 13'6
Main	Primary Bedroom	9'9 x 14'3	Below	Eating Area	14'7 x 9'9
Main	Bedroom	14'0 x 9'5	Below	Dining Room	15'1 x 9'7
Main	Bedroom	8'11 x 9'5	Below	Storage	6'1 x 9'7
Main	Flex Room	9'0 x 11'7			
Below	Recreation Room	16'6 x 10'9			

<b>Finished Floor (Main):</b>	1,159 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>	1	Main	3	No
<b>Finished Floor (Below):</b>	1,016 sqft	<b># Of Levels:</b>	2	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,175 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,175 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

A superb holding/building property. Re-Zoned Multi-Family, build up to 4Plex. Primary + kid's bedrooms on main floor, the entertaining spaces walk out to the large, fenced yard. A balcony on each level. Beautiful, natural woodwork gives a warm, rustic, Westcoast feeling on the walls & vaulted ceilings. Plenty of parking: RV /BOAT /TRUCK & TRAILER. Over 8,000 sq ft LOT on a quiet street walking distance to exceptional amenities: schools, shopping, parks/rec, entertainment, health & wellness, sports, transit & more. Tenanted, terrific long-term renters would like to stay. Please do not disturb the occupants or access property without a licensed agent or pre-booked appointment. Professionally measured.