

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1907
Frontage (ft):	37.50	Bathrooms:	3	Age:	117
Lot Area: (sq.ft.)	2,362.52	Full Baths:	3	Zoning:	RS-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,785.93
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	013-369-474

Style of Home:	2 Storey,Split Entry	Parking:	Total: 1 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed	Parking Access:	Lane,Rear
Foundation:		Parking:	Open,Other
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer

Legal: LOT 5, SUB BLOCK 5, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, E 75'...OF LTS 64 & 65, HAVING A FRONTAGE OF 75' ON HARTCO & TOWNSEND STREETS & A FRONTAGE OF 63' ON QUEENSBOROUGH ST

Amenities: In Suite Laundry

Site Influences: Central Location,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Storage	5'8 x 7'5	Main	Living Room	11'7 x 20'6
Below	Walk-In Closet	5'3 x 5'	Main	Dining Room	9' x 13'4
Below	Primary Bedroom	9'8 x 11'	Main	Kitchen	11'7 x 8'1
Below	Bedroom	9'6 x 10'6	Main	Laundry	5'2 x 5'6
Below	Bedroom	9'8 x 9'	Main	Bedroom	8'8 x 14'4
Below	Flex Room	9'6 x 14'9			
Main	Den	8'7 x 12'			

Finished Floor (Main):	842 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	841 sqft	# Of Levels:	2	Below	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Below	3	No
Finished Floor (Total):	1,683 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	43 sqft	Basement:	None			
Grand Total:	1,726 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Queens Park! This beautiful heritage home has been fully renovated from top to bottom, inside and out with no expenses spared! Everything is brand new! Brand new stainless steel appliances, washer/dryer, new combi boiler with hot water on demand, A/C throughout, new drywall, windows, flooring, cabinets, plumbing, roof, wiring, too much to list! This home is a must see. Walking distance to all major transportation, schools and beautiful Queens Park. This home will not last, call today for your private tour.