

Depth/Size (ft):	111.35	Bedrooms:	3	Approx. Year Built:	1933
Frontage (ft):	81.00	Bathrooms:	2	Age:	91
Lot Area: (sq.ft.)	9,020.00	Full Baths:	1	Zoning:	RC
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,859.81
Rear Yard Exp:	Northeast			For Tax Year:	2023
View:	No			P.I.D.:	002-276-313

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 9 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Sanitary Sewer,Water
Legal:	PARCEL A, BLOCK 23, PLAN NWP1737, NEW WESTMINSTER LAND DISTRICT, (REF PL 8759); DIVISION E
Amenities:	In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 14'9	Above	Bedroom	12'5 x 11'9
Main	Kitchen	13'10 x 11'11	Above	Solarium	12'3 x 4'3
Main	Dining Room	14'10 x 12'1	Bsmt	Storage	14'9 x 13'1
Main	Bedroom	12'3 x 10'11			
Main	Study	14'1 x 12'3			
Main	Foyer	9'10 x 3'9			
Above	Bedroom	12'9 x 11'11			

Finished Floor (Main):	1,387 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	419 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	2	No
Finished Floor (Bsmt):	507 sqft	Suite:	None			
Finished Floor (Total):	2,313 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Unfinished			
Grand Total:	2,313 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This charming 3 bed/2 bath Heritage-style home is brimming with classic character & architectural elegance. Located in a bustling corner near the heart of the downtown redevelopment area. This property is not just a home but a potential live/work sanctuary. Thanks to its RC (Residential Commercial) zoning, it offers versatile use possibilities including medical clinics, personal & business services, and even a child care facility, making it perfect for those looking to blend their living/work space seamlessly. With 10 parking stalls, ample space for customer access and with a basement offers extra storage options, it is ideal choice for those looking to enjoy the benefits of a live/work environment.