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|--------------------|-----------|-------------|---|---------------------|-------------|
| 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 |

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| 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 |

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|---------------------|--|
| 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 | | | |

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|-------------------------|------------|--------------------|------------|----------------|-------------|----------|
| 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.