

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1983
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	41
<b>Lot Area: (sq.ft.)</b>	10,153.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,953.16
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-240-980

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Stone, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Other	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate, Vinyl/Linoleum, Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 2, PLAN NWS2024, SECTION 30, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Sutton Centre Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 14'1	Below	Living Room	14'10 x 10'6
Main	Dining Room	8'7 x 12'1	Below	Dining Room	6'4 x 11'3
Main	Kitchen	13'4 x 11'9	Below	Kitchen	9'11 x 11'3
Main	Bedroom	11'10 x 10'9	Below	Bedroom	12'2 x 11'7
Main	Bedroom	9'7 x 10'9	Below	Bedroom	12'3 x 14'3
Main	Bedroom	10'9 x 11'9	Below	Laundry	4'11 x 6'10
Below	Foyer	15'6 x 10'9			

<b>Finished Floor (Main):</b>	1,250 sqft	<b># Of Rooms:</b>	13	<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>	1,220 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Below	3	No
<b>Finished Floor (Total):</b>	2,470 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,470 sqft	<b>Beds In Bsmnt:</b>	0 / 5			
		<b># Of Pets:</b>				

Experience the best of Surrey living in this centrally located 5-bed, NON ACTIVE STRATA 1/2 Duplex. Enjoy a Sunny Southern Sundeck, 5 parking spaces, and a Huge backyard without any Maintenance Fees. Feel the warmth of a house on a Big Lot, walking distance to BUS STOP, SHOPS, PARKS, SCHOOLS, Easy Access to Skytrain and Future Developments. Includes a huge 1220 sq.ft 2-bed rental suite with separate entrance generating \$1600/month, Main floor rented for \$2200/month. Future Development potential can be verified by the City or a qualified Architect.