

Depth/Size (ft):	1296(2.45AC)	Bedrooms:	6	Approx. Year Built:	1974
Frontage (ft):	82.35	Bathrooms:	3	Age:	50
Lot Area: (Acres)	2.45	Full Baths:	2	Zoning:	SR-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,326.10
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-032-945

Style of Home:	Basement Entry	Parking:	Total: 3 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	THE WEST HALF OF LOT 2 SECTION 29 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 6649
Amenities:	Garden,Guest Suite,Storage,Workshop Detached
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Rural Setting,Shopping Nearby
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	SRS Panorama Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Living Room	16'0 x 14'7	Main	Storage	9'11 x 5'9	Main	Laundry	21'6 x 5'7
Bsmt	Kitchen	12'4 x 9'3	Main	Living Room	15'0 x 8'0			
Bsmt	Bedroom	13'7 x 11'3	Main	Kitchen	12'1 x 8'9			
Bsmt	Bedroom	9'3 x 8'4	Main	Primary Bedroom	15'9 x 10'5			
Bsmt	Foyer	9'5 x 5'2	Main	Bedroom	14'4 x 14'3			
Bsmt	Laundry	11'4 x 5'9	Main	Bedroom	11'6 x 11'3			
Bsmt	Storage	11'6 x 5'6	Main	Bedroom	13'11 x 11'3			

Finished Floor (Main):	1,220 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	1,140 sqft	Suite:	Unauthorized Suite	Above	2	No
Finished Floor (Total):	2,360 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,Fully Finished,Separate Entry			
Grand Total:	2,360 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Investors Alert! Quick possession possible. Fantastic holding property near Aldergrove city! This property, measuring 2.45 acres, has 6 bedroom basement entry home with rooms for the in-laws (spacious unauthorized suite), 35x25 workshop and a 25x14 workshop has connected to city water services .City sewer is situated out front on the street which is connected to single family subdivision across the street. This property is situated at very Amazing location, close to Town Of Aldergrove ,shops, restaurants, parks, transit and all levels of schools. Loads of parking for all your toys. Zoning allows for main home with a legal suite plus a 2nd home(a mobile) & parking a commercial vehicle. This property is level & all usable with no creeks. Open House: May 04 (Saturday) From 1-3 Pm