

<b>Depth/Size (ft):</b>	299.31	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	50.15	<b>Bathrooms:</b>	3	<b>Age:</b>	52
<b>Lot Area: (Acres)</b>	1.13	<b>Full Baths:</b>	3	<b>Zoning:</b>	RA
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$7,480.61
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	006-128-637

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Carport & Garage
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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 NonStrata
<b>Fuel/Heating:</b>	Hot Water,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 40, PLAN NWP41276, PART SW1/4, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT.
<b>Amenities:</b>	Barn
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Stove
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	10'7 x 27'0	Main	Foyer	12'2 x 15'6
Above	Kitchen	8'0 x 16'0	Main	Recreation Room	12'8 x 20'6
Above	Flex Room	11'0 x 43'0			
Above	Primary Bedroom	11'6 x 12'6			
Above	Bedroom	11'7 x 12'5			
Above	Bedroom	12'0 x 13'6			
Main	Laundry	9'5 x 10'0			

<b>Finished Floor (Main):</b>	1,917 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,809 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	3,726 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	3,726 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

1.13 ACRES FUTURE ZONING BUSINESS PARK / LIGHT INDUSTRIAL - Highway 99 Corridor plan. Prime property on 20th Avenue boasts strategic proximity to key transportation arteries, including designated truck routes to the US and convenient access to International Airports. Uses include office and service purposes, wholesale, warehousing, and light manufacturing. Neighboring property is currently undergoing the permitting process for a 138,822 sqft storage facility! Call for details!