

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

Style of Home:	Basement Entry	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Brick,Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Carport & Garage
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Wood	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

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

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

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!