

<b>Depth/Size (ft):</b>	90	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	90.00	<b>Bathrooms:</b>	2	<b>Age:</b>	52
<b>Lot Area: (sq.ft.)</b>	8,108.10	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1-A
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,215.50
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-626-901

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 12 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Aluminum,Brick	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Mt. Cheam
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	LOT 58, PLAN NWP39506, DISTRICT LOT 343, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'9	Bsmt	Bedroom	21'3 x 13'7
Main	Kitchen	15' x 12'1	Bsmt	Family Room	17'5 x 14'8
Main	Dining Room	10'6 x 12'1	Bsmt	Laundry	12'10 x 10'11
Main	Primary Bedroom	13'3 x 12'1			
Main	Bedroom	10'5 x 12'0			
Main	Bedroom	8'7 x 10'10			
Bsmt	Bedroom	13'9 x 9'9			

<b>Finished Floor (Main):</b>	1,331 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,274 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,605 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,605 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Welcome to this spacious single-family home on a generous 8,108 sq ft corner lot which offers development potential. 5 beds, 4 baths, 2,630 sq ft living space and a large double car garage. Inside, the kitchen features granite countertops, soft-closing cabinet doors, and a stylish subway tile backsplash with vinyl plank flooring. Potential for a basement suite, check with the city. Outside, the property features a dog run, and an all-finished concrete driveway providing plenty of parking space and a fenced yard for privacy and security. Exterior painted, new hot water tank and windows/doors in 2019. Conveniently located near highway 1, shopping, and entertainment, this property presents a rare opportunity for investors, developers, or those seeking a spacious family home with room to grow.