

<b>Depth/Size (ft):</b>	217.44	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	200.33	<b>Bathrooms:</b>	2	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	43,560.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SR-2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,441.35
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	009-522-255

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Open,RV Parking Avail.
<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Brookwood - Rinn Land Use Plan
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 4, PLAN NWP11397, SECTION 25, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,Storage
<b>Site Influences:</b>	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 19'10	Bsmt	Den	9'2 x 13'2
Main	Dining Room	9'8 x 11'1	Bsmt	Laundry	7'7 x 9'4
Main	Kitchen	12'6 x 13'2	Bsmt	Bedroom	7'6 x 9'11
Main	Bedroom	9'7 x 10'	Bsmt	Bedroom	10'10 x 13'9
Main	Bedroom	10' x 10'8	Bsmt	Kitchen	9'8 x 10'2
Main	Primary Bedroom	13'2 x 13'9	Bsmt	Dining Room	9' x 13'2
Bsmt	Foyer	6'1 x 6'9	Bsmt	Living Room	10'9 x 13'2

<b>Finished Floor (Main):</b>	1,294 sqft	<b># Of Rooms:</b>	14	<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>	0 sqft	<b># Of Levels:</b>	2	Bsmt	4	No
<b>Finished Floor (Bsmt):</b>	1,281 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	2,575 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	2,575 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

1 Acre of Future Development Property in The Brookwood-Fernridge Community/Rinn Neighbourhood Plan. Designated Single Family 3, Which Allows for 7,000 Sqft Lots. Good Size 5 Bed + Den & 2 Bath Basement Entry Home with Massive Sundeck & Carport. Great Holding/Investment Property that has potential for Future Development! The Property Beside this, To The Left/East Side has made Application to Rezone Their 2.11 Acre Property from SR-2 Zone to R-1D Zone for Development of Approximately 8 Single Family Lots. Just to the South of This Property is Brookwood Estates with 84 Luxury Estate Homes Coming! This property is in a Great Location close to Active Development. Close to Parks, Brookwood Secondary School, Shops, George Preston Arena & More. First Time Offered! This is The One! Call Today!