

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

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

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

Finished Floor (Main):	1,294 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	1,281 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,575 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,575 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

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!