

<b>Depth/Size (ft):</b>	245.91 Irregular	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1963
<b>Frontage (ft):</b>	110.60	<b>Bathrooms:</b>	3	<b>Age:</b>	61
<b>Lot Area: (sq.ft.)</b>	36,075.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,537.98
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	006-357-768

<b>Style of Home:</b>	2 Storey,Split Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Brick,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity, Sanitary Sewer, Water

**Legal:** LOT 434, PLAN NWP49043, SECTION 12, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Pool; Outdoor

**Site Influences:** Private Yard, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Storage Shed, Swimming Pool Equip., Vacuum - Roughed In

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	22'11 x 14'5	Bsmt	Bedroom	10'5 x 9'9
Main	Kitchen	15'5 x 10'	Bsmt	Laundry	13'11 x 8'6
Main	Dining Room	13'2 x 10'7			
Main	Primary Bedroom	17'3 x 11'6			
Bsmt	Family Room	30'10 x 14'11			
Bsmt	Eating Area	10'11 x 9'			
Bsmt	Bedroom	14'1 x 10'10			

<b>Finished Floor (Main):</b>	1,226 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	1,273 sqft	<b>Suite:</b>	None	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,499 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Part			
<b>Grand Total:</b>	2,499 sqft	<b>Beds In Bsmt:</b>	2 / 3			
		<b># Of Pets:</b>				

So many unique opportunities with this almost .85 acre parcel(36,075 sq. ft) on city water and sewer. Enjoy the property as it is, which is great in itself or potential to build your dream home with a carriage house or check into subdivision possibilities. This post and beam house is lovely with picture windows, high ceilings, some beautiful updates, primary bedroom on main, 2 more bedrooms plus a rec room and kitchenette in the basement. Large wrap around deck extends around the back to a hot tub off the master, the backyard is a private oasis with a kidney shaped pool, creek running down the westside, gentle slope, very usable land. One of a kind property! Buyers to do own due diligence with the city for possible potential with this property. OPEN HOUSE SATURDAY May 18th 2-4pm