

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

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

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

So many unique opportunities with this almost .85 acre parcel (36,075 sq. ft) ask your realtor for the Environmental Feasibility Report from Aqua Terra in docs, or request it from listing agent. 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.