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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 0 | Bedrooms: | 4 | Approx. Year Built: | 1962 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 62 |
| Lot Area: (sq.ft.) | 7,503.00 | Full Baths: | 3 | Zoning: | RS-1 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$3,836.85 |
| Rear Yard Exp: | South | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 005-569-265 |

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|-------------------------|------------------------------|-------------------------|-----------------------|
| Style of Home: | 1 Storey,Rancher/Bungalow | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Wood | Parking Access: | Side |
| Foundation: | | Parking: | Garage; Single,Open |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Wood | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile,Vinyl/Linoleum | Fixtures Rmvd: | |

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 1, PLAN NWP20309, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Refrigerator,Storage Shed,Stove

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|---------|--------------|
| Main | Foyer | 11'1 x 3'4 | Main | Bedroom | 12'2 x 8'7 |
| Main | Living Room | 18'7 x 12'3 | Main | Kitchen | 12'11 x 12'6 |
| Main | Dining Room | 9'1 x 10'0 | Main | Bedroom | 9'10 x 13'4 |
| Main | Kitchen | 10'1 x 10'0 | Main | Laundry | 11'10 x 8'11 |
| Main | Primary Bedroom | 15'8 x 9'11 | | | |
| Main | Walk-In Closet | 4'6 x 3'8 | | | |
| Main | Bedroom | 12'2 x 8'8 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|--------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,712 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Unauthorized Suite | Main | 4 | No |
| Finished Floor (Total): | 1,712 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 1,712 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

This 1,712 sqft single-level partially renovated home boasts 4 bdrms, 3 baths, incl. a 1-bdrm in-law suite w/ sep entrance – perfect for family or rental. Situated on a generous 7503 sqft corner lot and backing onto an alley, privacy is paramount. The zoning allowance for a coach house offers the flexibility to generate rental income. With the ability to hold and rent out the property in the short term, envision the possibility of building a new home with a coach house in the future, maximizing the potential of this prime location. Transit is at your doorstep, and schools & shopping are steps away. Whether you're looking for a comfortable family home, a savvy investment property, or a canvas for future development, this home offers the perfect blend of space, privacy, and potential.