

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1967
<b>Frontage (ft):</b>	127.95	<b>Bathrooms:</b>	2	<b>Age:</b>	57
<b>Lot Area: (sq.ft.)</b>	8,853.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,295.62
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	002-208-831

<b>Style of Home:</b>	2 Storey,Split Entry	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,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>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 134, PLAN NWP29839, DISTRICT LOT 247, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Microwave,Refrigerator,Stove
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'6 x 10'3	Bsmt	Bedroom	13'0 x 11'11
Main	Primary Bedroom	11'0 x 13'4	Bsmt	Bedroom	12'10 x 8'0
Main	Bedroom	10'0 x 10'8	Bsmt	Den	7'6 x 11'11
Main	Bedroom	11'0 x 10'3	Bsmt	Laundry	9'8 x 8'10
Main	Dining Room	8'8 x 10'7			
Main	Living Room	15'1 x 14'10			
Bsmt	Recreation Room	15'3 x 24'5			

<b>Finished Floor (Main):</b>	1,277 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	1,274 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,551 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,551 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Discover potential in this charming Split Level home with 3 bedrooms up and 2 down, ideal for a fixer-upper project. Situated on an 8,853 sqft corner lot, it's perfect for outdoor activities and gardening. The separate entrance basement awaits your creativity. Centrally located near transit, schools, and downtown, it's a great opportunity for investors or first-time buyers. Currently Zoned RS-1, within the Lougheed Transit Corridor, this property has incredible future development potential.