

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1975
Frontage (ft):	60.00	Bathrooms:	3	Age:	49
Lot Area: (sq.ft.)	7,183.00	Full Baths:	3	Zoning:	SF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-056-741

Style of Home:	2 Storey	Parking:	Total: 7 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport
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:	Other	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	Yes
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity
Legal:	LOT 97, PLAN NWP46247, PART SW1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 13'5	Main	Eating Area	9' x 9'10
Main	Kitchen	12'4 x 10'	Below	Living Room	16'2 x 10'11
Main	Primary Bedroom	12'11 x 10'	Below	Bedroom	10'9 x 11'3
Main	Bedroom	10'1 x 9'10	Below	Bedroom	10'9 x 9'10
Main	Bedroom	9' x 9'10	Below	Kitchen	16'11 x 7'9
Main	Flex Room	19' x 13'7	Below	Laundry	10'5 x 6'2
Main	Dining Room	13'4 x 13'7	Main	Kitchen	12'2 x 13'7

Finished Floor (Main):	1,535 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	3	Yes
Finished Floor (Below):	1,075 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,610 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,610 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

INVESTOR ALERT. Possible future development potential in the proposed future Fleetwood Plan. 5 Bedrooms and 3 bathroom 7183sqft property in prime location. Hold as a income generating property with a 2 Bedroom suite and a one bedroom suite both with their own access. Lane access with lots of parking. Shopping and transit close by.