

Depth/Size (ft):	110.00	Bedrooms:	6	Approx. Year Built:	1967
Frontage (ft):	66.00	Bathrooms:	4	Age:	57
Lot Area: (sq.ft.)	6,953.00	Full Baths:	3	Zoning:	RS4
Flood Plain:	Exempt	Half Baths:	1	Gross Taxes:	\$4,649.99
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	006-602-754

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 71, PLAN NWP31516, DISTRICT LOT 465, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry

Site Influences: Central Location,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Westmont Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 12'9	Main	Bedroom	12' x 12'
Main	Dining Room	12' x 9'	Bsmt	Living Room	17' x 13'
Main	Kitchen	15' x 11'	Bsmt	Kitchen	10'2 x 9'5
Main	Primary Bedroom	13' x 12'	Bsmt	Bedroom	11' x 10'
Main	Bedroom	12' x 11'	Bsmt	Bedroom	10' x 9'
Main	Bedroom	11' x 10'	Bsmt	Recreation Room	15'2 x 13'2
Main	Recreation Room	18'2 x 12'			

Finished Floor (Main):	1,756 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	1,606 sqft	Suite:	Unauthorized Suite	Main	3	No
Finished Floor (Total):	3,362 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,362 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Attention Investors and Developers! Prime opportunity! Property Land Assembly (PLA) approved for two lots. This meticulously maintained family home boasts 6 bedrooms and 4 bathrooms, creating an ideal environment for luxurious living and entertaining. Situated on a spacious 6953 square foot lot in a desirable neighborhood with a central location, convenience is at your doorstep with easy access to schools, shopping centers, public transit, parks, trails, Hyde Creek Recreation Centre, and more. The home features a private backyard oasis, perfect for family BBQs and outdoor gatherings. The basement offers versatility with a separate entrance and separate laundry facilities, 2-bedroom and 1-bedroom suites. Don't miss out on this incredible opportunity! Schedule your private viewing today.