

<b>Depth/Size (ft):</b>	30.5	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1985
<b>Frontage (ft):</b>	50.20	<b>Bathrooms:</b>	2	<b>Age:</b>	39
<b>Lot Area: (sq.ft.)</b>	5,002.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,658.88
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-919-331

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<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>	No
<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>	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Bridgeview
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT J X74248E, BLOCK 2, PLAN NWP480, SECTION 9, RANGE 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'	Bsmt	Living Room	0' x 0'
Main	Dining Room	0' x 0'	Bsmt	Dining Room	0' x 0'
Main	Kitchen	0' x 0'	Bsmt	Kitchen	0' x 0'
Main	Primary Bedroom	0' x 0'			
Main	Bedroom	0' x 0'			
Main	Bedroom	0' x 0'			
Bsmt	Foyer	0' x 0'			

<b>Finished Floor (Main):</b>	1,200 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	650 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	1,850 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	1,850 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Detached house with potential for mortgage helper or in-law suite at at entry-level price point! Bring your tools and creativity to this excellent opportunity to build sweat-equity and get into the market or build your property portfolio. South-exposed yard, walking distance to parks and schools, and quickly accessible to commutes in all directions, amenities and transit! Court-ordered sale.