

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1912
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	112
<b>Lot Area (sq.ft.):</b>	7,575.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$12,778.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-576-271

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Partial	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal,Community	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Partial Mountain Views
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas
<b>Legal:</b>	LOT 17, BLOCK V, PLAN VAP5532, DISTRICT LOT 139, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	Clothes Washer/Dryer,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 In Town Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	11' x 9'5	Main	Kitchen	9' x 10'6
Above	Bedroom	14'2 x 9'5	Main	Nook	7'1 x 10'2
Above	Primary Bedroom	22'6 x 14'3			
Main	Bedroom	13'1 x 9'7			
Main	Dining Room	14' x 9'14			
Main	Living Room	13'9 x 14'			
Main	Family Room	15'1 x 13'9			

<b>Finished Floor (Main):</b>	750 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,461 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	668 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,879 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Full,Partly Finished			
<b>Grand Total:</b>	2,879 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

This hidden gem and remarkable corner lot is between Dunbar and Arbutus Ridge in the best location in Vancouver Westside. The home is close to city parks, walking and biking trails, public transit and shopping. This 7575-square-foot lot offers the opportunity to build your dream home or to hold it for potential future redevelopment. It's an excellent location for a family home or possibly a multifamily property within the R1-1 new zoning rules. The area is fantastic, close to private schools, Arbutus Village, transportation and recreation. School catchment: Trafalgar and Carnarvon Elementary, Prince of Wales Secondary.