

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1943
Frontage (ft):	50.04	Bathrooms:	1	Age:	80
Lot Area: (sq.ft.)	7,150.00	Full Baths:	1	Zoning:	MD465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,749.84
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	003-839-648

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Wood	Parking Access:	Side
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : MISSION BRIDGE/ FRASER RIVER

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: LOT 156 DISTRICT LOT 1 GROUP 3 NEW WESTMINSTER DISTRICTPLAN 44184

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict:

Listing Broker(s): RE/MAX Aldercenter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 16'11	Main	Den	9'5 x 10'1
Main	Den	12' x 11'16	Main	Laundry	23'4 x 5'5
Main	Kitchen	11'1 x 12'9	Below	Storage	7'2 x 11'8
Main	Primary Bedroom	15'9 x 11'7			
Main	Bedroom	10'10 x 6'6			
Below	Living Room	13'3 x 15'11			
Below	Bedroom	11'2 x 11'8			

Finished Floor (Main):	1,052 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsm):	0 sqft	Suite:	None			
Finished Floor (Total):	1,052 sqft	Crawl/Bsm Height:				
Unfinished Floor:	717 sqft	Basement:	Separate Entry,Unfinished			
Grand Total:	1,769 sqft	Beds In Bsm:	0 / 3			
		# Of Pets:				

Seize the opportunity with this commercial/residential zoned 7,150 sq.ft lot. Currently the house has a basement entrance which could support a suite or business. Build a Coach House and/or a 3 story house, indulge in views of the Fraser River. Duplex zoned as well. Close to the West Coast Express. Currently tenanted for \$2000.00 month to month, upstairs only.