

Depth/Size (ft):	96.00	Bedrooms:	5	Approx. Year Built:	1974
Frontage (ft):	75.00	Bathrooms:	3	Age:	50
Lot Area: (sq.ft.)	7,203.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,321.96
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	007-477-554

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 93, PLAN NWP44513, SECTION 30, RANGE 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Private Yard,Recreation Nearby,Shopping Nearby,Treed

Features: Dishwasher,Refrigerator,Security System,Stove

Bylaw Restrict:

Listing Broker(s): RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 12'4	Main	Storage	8'6 x 5'9	Above	Kitchen	9'6 x 9'1
Main	Dining Room	12' x 13'	Above	Primary Bedroom	12' x 12'	Above	Laundry	7'7 x 9'1
Main	Kitchen	7'11 x 8'11	Above	Bedroom	9'8 x 13'			
Main	Foyer	12' x 11'8	Above	Bedroom	9'3 x 10'4			
Main	Bedroom	13'10 x 9'11	Above	Family Room	18'10 x 13'			
Main	Bedroom	9'7 x 11'8	Above	Dining Room	12'4 x 12'5			
Main	Laundry	9'6 x 8'5	Above	Eating Area	10' x 9'1			

Finished Floor (Main):	1,312 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,356 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	3	No
Finished Floor (Total):	2,668 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,668 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Investors alert! Stage 1 approved for Townhouse/row house development. This charming home is a gardener's dream, boasting a variety of fruit trees and a well-maintained yard. 5 bed, 3 bath, 7203 sqft lot. Featuring a one year old roof and a bonus 2 bedroom unauthorized suite, this property offers great potential for additional income. Enjoy the convenience of being close to parks, schools and amenities. RV Parking. Don't miss out on this fantastic investment opportunity!