

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1971
Frontage (ft):	60.00	Bathrooms:	2	Age:	53
Lot Area: (sq.ft.)	7,179.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,283.18
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	008-645-051

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Wood	Parking Access:	Front,Lane
Foundation:		Parking:	Open,RV Parking Avail.,Visitor Parking
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 142, PLAN NWP39406, SECTION 18, RANGE 1, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Lane Access,Recreation Nearby,Shopping Nearby

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

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 12'8	Below	Kitchen	12' x 12'
Main	Dining Room	9' x 9'	Below	Living Room	10'9 x 10'
Main	Eating Area	9' x 7'	Below	Bedroom	12' x 10'
Main	Kitchen	9'2 x 9'	Below	Bedroom	9' x 9'
Main	Primary Bedroom	13' x 12'4			
Main	Bedroom	12'5 x 9'7			
Main	Bedroom	12'4 x 8'10			

Finished Floor (Main):	1,100 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	812 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,912 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,912 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Incredible investment opportunity with future development opportunity with urban designation which supports 15 units per acre for future land assembly. Features include 5 bedrooms, 2 baths, 2 kitchens, basement entry home located in desirable Bolivar Heights neighborhood. The desirable property features front and rear lane access. "The URBAN designation is intended to support low and medium density residential neighborhoods. Residential uses within this designation may include a range of forms such as detached and semi-detached houses as well as ground-oriented attached housing including townhouses and row houses." Opportunity is knocking. Call today!