

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	10,153.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,953.16
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	002-240-980

Style of Home:	2 Storey	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stone, Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:	Other	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate, Vinyl/Linoleum, Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 2, PLAN NWS2024, SECTION 30, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	None
Site Influences:	Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Sutton Centre Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 14'1	Below	Living Room	14'10 x 10'6
Main	Dining Room	8'7 x 12'1	Below	Dining Room	6'4 x 11'3
Main	Kitchen	13'4 x 11'9	Below	Kitchen	9'11 x 11'3
Main	Bedroom	11'10 x 10'9	Below	Bedroom	12'2 x 11'7
Main	Bedroom	9'7 x 10'9	Below	Bedroom	12'3 x 14'3
Main	Bedroom	10'9 x 11'9	Below	Laundry	4'11 x 6'10
Below	Foyer	15'6 x 10'9			

Finished Floor (Main):	1,250 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,220 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Below	3	No
Finished Floor (Total):	2,470 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,470 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Experience the best of Surrey living in this centrally located 5-bed, NON ACTIVE STRATA 1/2 Duplex. Enjoy a Sunny Southern Sundeck, 5 parking spaces, and a Huge backyard without any Maintenance Fees. Feel the warmth of a house on a Big Lot, walking distance to BUS STOP, SHOPS, PARKS, SCHOOLS, Easy Access to Skytrain and Future Developments. Includes a huge 1220 sq.ft 2-bed rental suite with separate entrance generating \$2200/month, Main floor rented for \$2200/month, \$4400 Total Rent. Future Development potential can be verified by the City or a qualified Architect.