

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	3	<b>Age:</b>	46
<b>Lot Area: (sq.ft.)</b>	7,314.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	SF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$5,032.51
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-169-178

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Other	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Propane Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer
<b>Legal:</b>	LOT 305, PLAN NWP53710, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,Garden,Storage,Workshop Attached,Workshop Detached
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Garage Door Opener,Microwave,Storage Shed,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'2 x 11'1	Main	Walk-In Closet	6'3 x 3'3
Main	Dining Room	10' x 12'6	Below	Recreation Room	16'7 x 24'3
Main	Living Room	14'1 x 18'4	Below	Flex Room	10'8 x 10'9
Main	Primary Bedroom	15'4 x 11'	Below	Den	10'1 x 9'3
Main	Bedroom	10'9 x 11'	Below	Laundry	9'4 x 6'5
Main	Bedroom	10'9 x 10'10			
Main	Eating Area	10'9 x 10'			

<b>Finished Floor (Main):</b>	1,250 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsm):</b>	875 sqft	<b>Suite:</b>	None	Below	2	No
<b>Finished Floor (Total):</b>	2,125 sqft	<b>Crawl/Bsm Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Partly Finished			
<b>Grand Total:</b>	2,125 sqft	<b>Beds In Bsm:</b>	0 / 3			
		<b># Of Pets:</b>				

Attention investors. Perfect holding property until you are ready to build your dream home, or bring your creative ideas and renovate. This home was built in 1978 and is a 1 owner property with lots of space and lots of potential, just waiting for the right buyer. So much potential here to really make this the perfect home for a family or investor. This home sits on a quiet, large, flat south facing lot of about 7300 sqft is perfect for the kids to play or for all the gardeners out there. Lots of trees and lots of privacy. Plenty of parking, plenty of storage and with the right ideas and the right updating you really have a gem here. Roof ,A/C, hot water tank and furnace all replaced within the last 2 years. Priced to sell so hurry and book an appointment