

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1951
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	73
<b>Lot Area: (Acres)</b>	1.07	<b>Full Baths:</b>	1	<b>Zoning:</b>	R2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$8,566.38
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	009-438-408

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Carport; Multiple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<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>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 58, PLAN NWP10936, DISTRICT LOT 216, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

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

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 10'			
Main	Bedroom	10' x 10'			
Main	Living Room	10' x 10'			
Main	Dining Room	10' x 10'			
Main	Living Room	10' x 10'			

<b>Finished Floor (Main):</b>	1,396 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	0	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,396 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,396 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

1.07 Acres of land available , waiting for your ideas, build mega homes/estate or explore the development potential this property holds. One of the most desirable location in North Burnaby (Westridge) offers amazing views of Burrard Inlet and mountains. Located in close proximity to SFU, Parks, shopping, lakes, golf course and much more ! This location overlooks at the surrounding homes in the neighbourhood and gives you a lot of privacy. Don't miss on this big parcel of land! Check 7235 Bayview Drive also.