

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	5	Age:	36
Lot Area: (Acres)	2.54	Full Baths:	4	Zoning:	R2A
Flood Plain:		Half Baths:	1	Gross Taxes:	\$16,343.77
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	008-485-372

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : Mountain, Water
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN NWP74929, DISTRICT LOT 215/216, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 0690-7396
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	Living Room	10' x 10'	Above	Bedroom	10' x 10'
Main	Dining Room	10' x 10'	Bsmt	Kitchen	10' x 10'
Main	Family Room	10' x 10'	Bsmt	Living Room	10' x 10'
Main	Kitchen	10' x 10'			
Main	Bedroom	10' x 10'			
Main	Bedroom	10' x 10'			
Above	Bedroom	10' x 10'			

Finished Floor (Main):	2,713 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,975 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	3	No
Finished Floor (Bsmt):	1,360 sqft	Suite:		Above	4	No
Finished Floor (Total):	6,048 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full	Bsmt	4	No
Grand Total:	6,048 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

2.54 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!