

Depth/Size (ft):	112	Bedrooms:	6	Approx. Year Built:	1966
Frontage (ft):	33.00	Bathrooms:	2	Age:	58
Lot Area: (sq.ft.)	3,696.00	Full Baths:	2	Zoning:	RT-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,008.22
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	014-902-613

Style of Home:	2 Storey	Parking:	Total: 4
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Brick,Mixed	Parking Access:	Front,Lane
Foundation:		Parking:	Open
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	Property Disc:	No
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View: Yes : SOME MOUNTAIN VIEWS

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 13, BLOCK 5, PLAN VAP1192, DISTRICT LOT 637, NEW WESTMINSTER LAND DISTRICT, EXC PT IN PL 4481

Amenities:

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): Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'10 x 9'6	Main	Pantry	25'5 x 5'4	Below	Bedroom	7'9 x 13'6
Main	Eating Area	9'10 x 7'9	Main	Other	16'5 x 18'3	Below	Bedroom	12'3 x 11'6
Main	Dining Room	8'9 x 12'10	Below	Foyer	4'9 x 5'1			
Main	Living Room	12'2 x 14'	Below	Kitchen	9'8 x 15'4			
Main	Primary Bedroom	12'3 x 11'3	Below	Dining Room	8'8 x 5'9			
Below	Bedroom	8'10 x 11'6	Below	Living Room	11'5 x 9'11			
Main	Bedroom	12'3 x 9'5	Below	Bedroom	12'3 x 10'3			

Finished Floor (Main):	1,151 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,152 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,303 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,303 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

INVESTORS AND DEVELOPERS ALERT! LAND ASSEMBLY POTENTIAL! Amazing and rare opportunity to own in one of Vancouver's most sought after areas. Located in the popular Riley Park neighbourhood where you have Queen Elizabeth Park, Nat Bailey Stadium and the endless unique cafes, restaurants and boutiques at your fingertips. Amazing accessibility as it's central location is near bus routes and easy access to SkyTrain. 5050 & 5092 Main St are also available and currently listed to make this a perfect development site.