

<b>Depth/Size (ft):</b>	112	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1953
<b>Frontage (ft):</b>	33.00	<b>Bathrooms:</b>	1	<b>Age:</b>	71
<b>Lot Area: (sq.ft.)</b>	3,696.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RT-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,627.55
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	014-902-591

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<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>	Patio(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>	

<b>View:</b>	Yes : SOME MOUNTAIN VIEWS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas
<b>Legal:</b>	LOT 12, BLOCK 5, PLAN VAP1192, DISTRICT LOT 637, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'7 x 7'2			
Main	Living Room	13'9 x 13'1			
Main	Kitchen	11'6 x 12'			
Main	Primary Bedroom	11'2 x 12'2			
Main	Bedroom	8'1 x 10'7			
Main	Laundry	13'5 x 5'4			
Main	Patio	11'9 x 5'6			

<b>Finished Floor (Main):</b>	771 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	771 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	771 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

INVESTORS AND BUILDERS -LAND ASSEMBLY POTENTIAL Currently zoned RT-2 Duplex. Here is a rare opportunity to be a part of Vancouver's sought after Main St area. This property is situated near Nat Bailey Stadium, Riley Park, Queen Elizabeth Park and endless cafes and boutiques. Being centrally located to main bus routes and SkyTrain provides very easy access to Downtown and UBC. 5064 & 5092 Main St are also available for purchase. Amazing development site!