

<b>Depth/Size (ft):</b>	112	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1948
<b>Frontage (ft):</b>	33.00	<b>Bathrooms:</b>	1	<b>Age:</b>	76
<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>	\$3,957.72
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	014-902-621

<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>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

**View:** Yes : SOME MOUNTAIN VIEWS

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 15, BLOCK 5, PLAN VAP1192, DISTRICT LOT 637, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Lane Access,Recreation Nearby,Shopping Nearby

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

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'1 x 17'5			
Main	Living Room	14'1 x 17'5			
Main	Kitchen	9'1 x 9'4			
Main	Eating Area	5' x 7'6			
Main	Laundry	6' x 4'8			
Main	Bedroom	11'3 x 12'6			
Main	Bedroom	11'3 x 8'1			

<b>Finished Floor (Main):</b>	848 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	4	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>	848 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	848 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

RARE OPPORTUNITY!!! LAND ASSEMBLY POTENTIAL.In one of the best and most sought after areas of Vancouver. This home is located on the amazing Main St where you have Riley Park, Queen Elizabeth Park, Nat Bailey Stadium and all the endless cafes and boutiques right at your backdoor. Situated near two adjacent bus routes allowing for easy access to Downtown, UBC and Skytrain stations. Currently zoned RT-2 Duplex 5064 & 5050 Main St are also available and listed. Potential is endless here!