

Depth/Size (ft):	110	Bedrooms:	6	Approx. Year Built:	1966
Frontage (ft):	90.00	Bathrooms:	3	Age:	58
Lot Area: (sq.ft.)	9,583.00	Full Baths:	3	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,755.36
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	008-937-541

Style of Home:	2 Storey,Split Entry	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Side
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
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,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Concrete,Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 137, PLAN NWP28113, DISTRICT LOT 28, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Workshop Detached
Site Influences:	Central Location,Private Yard,Recreation Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 12'9	Bsmt	Recreation Room	33'4 x 12'5
Main	Dining Room	9'7 x 10'	Bsmt	Bedroom	12'8 x 10'1
Main	Kitchen	11' x 12'8	Bsmt	Bedroom	12'8 x 10'1
Main	Primary Bedroom	12'8 x 12'8	Bsmt	Bedroom	10'5 x 8'8
Main	Bedroom	9'5 x 12'9	Bsmt	Steam Room	18'3 x 13'
Main	Bedroom	11'4 x 9'4	Bsmt	Utility	6'8 x 5'7
Main	Laundry	5'7 x 11'5	Bsmt	Foyer	5' x 4'10

Finished Floor (Main):	1,381 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,400 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	2,781 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,781 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Spacious 6 bedroom/3 bathroom home surrounded by mature landscaping on huge 9500sq+ corner lot with large 23x25 SHOP. Basement has space for kitchen and could easily suited. Two street frontages offers opportunity for redevelopment in the future (see city for details). Upstairs offers a large living & dining area with high ceilings, gas fireplace, NEW windows for ample natural light from all directions. 3 bedrooms up including large primary bedroom with full ensuite. Downstairs has 3 more bedrooms, large rec room and storage area. Updated furnace and air conditioning. Backyard offers lots of privacy, RV parking & shop with double garage door, attic storage & sub panel. All this in wonderful neighbourhood, walking distance to parks, recreation, hospital & shopping!