

Depth/Size (ft):	98.8	Bedrooms:	3	Approx. Year Built:	1956
Frontage (ft):	34.00	Bathrooms:	2	Age:	68
Lot Area: (sq.ft.)	3,359.20	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,074.50
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	006-328-873

Style of Home:	2 Storey	Parking:	Total: 0 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : NO
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 18, BLOCK 21 S HLF, PLAN VAP1994, DISTRICT LOT 50, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Adult Oriented
Features:	
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 13'5	Bsmt	Bedroom	11'6 x 11'
Main	Dining Room	10'3 x 7'			
Main	Kitchen	13'5 x 11'			
Main	Primary Bedroom	11'8 x 11'			
Main	Bedroom	11'8 x 8'7			
Bsmt	Living Room	22'9 x 12'5			
Bsmt	Kitchen	9'3 x 6'8			

Finished Floor (Main):	922 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	914 sqft	Suite:				
Finished Floor (Total):	1,836 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,836 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

This meticulously maintained 1950s home blends vintage charm with modern updates. The main floor features original hardwood floors, coved ceilings, two bed + one bath. A wood-burning fireplace warms the open-concept living, dining, and kitchen area. The upstairs eat-in kitchen boasts granite counters, a farmhouse sink, s/s appliances, and a gas stove. The lower level includes laundry and a spacious one-bedroom suite with a private entry, open-plan living area, electric f/p, and ample storage. The private backyard offers a hammock pergola, raised garden beds, and seating areas. A back deck with an outdoor seating area connects to the kitchen. The home is efficiently heated by an on-demand water heater system. Conveniently located near Collingwood's shops, transit, and Central Park.