

<b>Depth/Size (ft):</b>	158	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>	61.00	<b>Bathrooms:</b>	4	<b>Age:</b>	37
<b>Lot Area: (sq.ft.)</b>	9,638.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RT-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,421.00
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	003-839-087

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Electric,Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No : Yes, city view
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	LOT 10, BLOCK 15, PLAN NWP1481, PART N1/2, DISTRICT LOT 45, GROUP 1, NEW WESTMINSTER LAND DISTRICT PID: 003-839-109
<b>Amenities:</b>	Storage
<b>Site Influences:</b>	Central Location,Lane Access
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'3 x 13'2	Main	Foyer	7'5 x 5'4	Bsmt	Laundry	10'8 x 7'6
Main	Dining Room	14'4 x 10'4	Bsmt	Family Room	17'11 x 11'	Above	Primary Bedroom	19'4 x 13'2
Main	Kitchen	11'6 x 9'6	Bsmt	Dining Room	5'9 x 5'3	Above	Bedroom	9'6 x 10'11
Main	Eating Area	9'9 x 7'11	Bsmt	Kitchen	15'4 x 8'10	Above	Bedroom	11' x 9'6
Main	Family Room	13'9 x 19'11	Bsmt	Recreation Room	22' x 12'2	Above	Bedroom	13'2 x 9'10
Main	Bedroom	11'8 x 9'10	Bsmt	Bedroom	11' x 8'3	Above	Walk-In Closet	7'2 x 7'
Main	Laundry	10'9 x 8'0	Bsmt	Bedroom	9'10 x 11'8	Above	Den	17'10 x 10'7

<b>Finished Floor (Main):</b>	3 sqft	<b># Of Rooms:</b>	21	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,564 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,607 sqft	<b># Of Levels:</b>	3	Above	6	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	5	No
<b>Finished Floor (Total):</b>	4,777 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	4,777 sqft	<b>Beds In Bsmt:</b>	2 / 7			
		<b># Of Pets:</b>				

Beautiful views and endless potential on this 9683 sqft lot with two PIDs in a central location close to amenities. Great holding property, current RT-1 zoning duplex lot with a very handy back lane. Great Investment and Development opportunity! The property features a residence with 7 bedrooms and 4 full bathrooms. Currently, it includes a 2-bedroom suite that serves as an excellent mortgage helper. There is great potential for additional rental income and future development: newer roof and some updates throughout, including updated piping. Possible extra potential with two PIDs - check with city. Incoming provincial legislation may allow for even more residential units for this lot.