

<b>Depth/Size (ft):</b>	255	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	155.00	<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	39,640.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	SR-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,940.41
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-135-931

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	LATIMER
<b>Services Connected:</b>	Community,Electricity
<b>Legal:</b>	LOT 91, PLAN NWP55964, PART SE1/4, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Storage,Workshop Attached
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 15'1	Above	Primary Bedroom	17'4 x 10'1
Main	Family Room	17'3 x 10'9	Above	Walk-In Closet	6'11 x 5'1
Main	Kitchen	10'9 x 10'7	Above	Bedroom	11'1 x 11'7
Main	Dining Room	13'6 x 9'1	Above	Bedroom	8'11 x 10'4
Main	Laundry	10' x 10'			
Main	Workshop	12'8 x 8'9			
Main	Foyer	7' x 3'			

<b>Finished Floor (Main):</b>	1,027 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	770 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	No
<b>Finished Floor (Total):</b>	1,797 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,797 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to Willoughby Heights. 0.91 acres, 155 x 255 nice square lot. Total 39,640 sqft Great holding property for investor or developer. SR-2 Zoning. Original owners, cozy home with 3 bdrm/3 bath, workshop, over 1800 sqft, 2 car garage, ample parking, RV parking. Great location, close to everything. Corner lot. Stunning yard all around, complete privacy. CALL TO BOOK YOUR PRIVATE SHOWING TODAY.