

Depth/Size (ft):	155.45	Bedrooms:	4	Approx. Year Built:	1983
Frontage (ft):	37.50	Bathrooms:	2	Age:	41
Lot Area: (sq.ft.)	5,663.00	Full Baths:	2	Zoning:	R1-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,624.72
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	014-650-681

Style of Home:	1 1/2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard	Property Disc:	No
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:	Yes : -
Mgmt. Company:	
Complex / Subdiv:	SOUTHLANDS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 13, BLOCK 4, PLAN VAP1847, PART N1/2 OF S1/2, DISTRICT LOT 320, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Private Yard
Features:	Clothes Washer/Dryer
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Downtown Realty (AOIR), Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	13'2 x 13'2	Main	Kitchen	15'1 x 8'10
Above	Bedroom	10' x 8'10	Main	Dining Room	14'5 x 6'11
Above	Flex Room	15'7 x 10'3	Main	Mud Room	5'9 x 3'1
Above	Storage	6'1 x 33'	Main	Foyer	3'4 x 4'6
Above	Living Room	14'1 x 13'1			
Main	Bedroom	9'7 x 9'2			
Main	Bedroom	9'7 x 12'3			

Finished Floor (Main):	1,003 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	816 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,819 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,819 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Located on one of Vancouver's most lush, tree-lined streets in the Southland's neighbourhood is this 37'5x155.45 lot (primarily lot value). This unique home on the property was built in 1983 and with a lot of work could potentially be restored but more likely will be the future spot for the home of your dreams. Large trees, traffic calmed road and close proximity to every amenity you can think of.