

<b>Depth/Size (ft):</b>	145 Approx	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	5	<b>Age:</b>	43
<b>Lot Area: (sq.ft.)</b>	8,713.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	MD465
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,637.41
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	004-292-707

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Other,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Hot Water,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>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT 126 SECTION 29 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 51102

**Amenities:**

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 18'1	Above	Primary Bedroom	11'11 x 15'11	Bsmt	Kitchen	10'8 x 6'11
Main	Kitchen	9'6 x 11'2	Above	Walk-In Closet	8'3 x 7'0	Bsmt	Bedroom	10'0 x 11'3
Main	Eating Area	7'1 x 11'3	Above	Bedroom	10'0 x 11'5	Bsmt	Foyer	3'4 x 6'2
Main	Dining Room	10'11 x 11'7	Above	Bedroom	10'0 x 11'8	Bsmt	Laundry	22'4 x 3'8
Main	Family Room	7'2 x 11'3	Above	Laundry	7'0 x 7'0	Bsmt	Living Room	10'0 x 11'8
Main	Foyer	5'5 x 7'0	Bsmt	Living Room	10'8 x 11'0	Bsmt	Eating Area	14'2 x 9'0
Main	Den	10'0 x 14'0	Bsmt	Eating Area	10'8 x 11'4	Bsmt	Kitchen	11'9 x 8'8

<b>Finished Floor (Main):</b>	1,015 sqft	<b># Of Rooms:</b>	22	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	964 sqft	<b># Of Kitchens:</b>	3	Main	2	No
<b>Finished Floor (Below):</b>	1,442 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,421 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Bsmt	4	No
<b>Grand Total:</b>	3,421 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Truly unique property with many possibilities! Zoned MD465. Large 2-storey home with basement and front and rear driveways - all on a 8713 SF lot. There are 2 unauthorized 1-bed suites in the basement. Main features kitchen with eating area, dining room & living room, family room and den (bed?), upstairs are 3 spacious bedrooms (primary with ensuite/walk-in closet) & laundry. Tons of room for the family and/or income potential, and future development opportunities. Driveway off 14th Ave offers separate rear access.