

Depth/Size (ft):	120	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	60.00	Bathrooms:	1	Age:	47
Lot Area: (sq.ft.)	7,200.00	Full Baths:	1	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,190.45
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	004-142-471

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Carport & Garage,Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 605 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 50638
Amenities:	None
Site Influences:	Greenbelt
Features:	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Refrigerator,Storage Shed,Swimming Pool Equip.,Windows - Storm
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 16'3	Below	Flex Room	13'2 x 12'4
Main	Dining Room	8'5 x 8'9	Below	Bedroom	10'7 x 9'5
Main	Kitchen	10'8 x 10'6	Below	Laundry	5'9 x 8'8
Main	Primary Bedroom	11'11 x 11'	Below	Utility	3'11 x 6'
Main	Bedroom	9'6 x 10'3			
Main	Bedroom	10'3 x 10'3			
Below	Foyer	4'10 x 3'10			

Finished Floor (Main):	1,044 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main		No
Finished Floor (Below):	696 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,740 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	1,740 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Investors and first-time home buyers, take note: An excellent opportunity to purchase a sturdy home in a wonderful location awaits. This home has 4 bedrooms, 2 bathrooms, and is situated on a 7200 sqft lot that backs onto a private greenbelt. While the house needs some tender loving care, it has great potential. It is conveniently located on a quiet street and offers endless possibilities for your dream home or investment project. Don't miss out on this exciting opportunity!