

Depth/Size (ft):	110	Bedrooms:	4	Approx. Year Built:	1976
Frontage (ft):	33.00	Bathrooms:	2	Age:	48
Lot Area: (sq.ft.)	3,630.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,446.64
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	014-189-666

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Wood	Parking Access:	
Foundation:		Parking:	Carport & Garage,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 8, BLOCK 4, PLAN VAP1945, DISTRICT LOT THSL, SECTION 22 W HLF, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	10'6 x 9'2	Below	Living Room	12'8 x 12'2
Main	Kitchen	10'6 x 9'4	Below	Dining Room	10'8 x 7'10
Main	Dining Room	10'6 x 13'9	Below	Kitchen	12'8 x 7'2
Main	Living Room	13'2 x 12'3	Below	Laundry	12'8 x 8'9
Main	Primary Bedroom	13'2 x 10'11	Below	Walk-In Closet	5'3 x 3'7
Main	Bedroom	9'11 x 9'8	Below	Bedroom	10'7 x 8'6
Main	Bedroom	10'7 x 9'1	Below	Foyer	10'7 x 7'0

Finished Floor (Main):	1,182 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	932 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,114 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,114 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Step back in time with this gem, brimming with potential! This special Vancouver style home, original to its era, boasts great bones and endless possibilities. Nestled on a an expansive 3,630 sq ft lot this home provides ample room for growth. With its impressive front yard, making it an fantastic investment for the future. Whether you are looking to preserve it as a vintage charm or explore modern upgrades this property is a rare find that offers bother character and potential. Don't miss out on the this unique opportunity to create your dream home or profitable investment.