

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1990
Frontage (ft):	169.16	Bathrooms:	5	Age:	34
Lot Area:		Full Baths:	5	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,475.01
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-345-862

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: ANNIE DALE/TYNEHEAD

Services Connected: Electricity,Sanitary Sewer,Water

Legal: LOT 24, PLAN NWP63210, PART NW1/4, SECTION 33, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT DBL EXP #C8061394

Amenities: In Suite Laundry

Site Influences: Central Location

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	32'8 x 19'6	Main	Bedroom	9'8 x 9'9	Below	Storage	8'4 x 10'3
Main	Dining Room	13'2 x 12'11	Main	Bedroom	10'1 x 9'10	Below	Bedroom	18'11 x 19'0
Main	Pantry	5'11 x 5'3	Main	Primary Bedroom	13'7 x 28'0	Below	Foyer	13'10 x 15'11
Main	Kitchen	16'11 x 14'11	Main	Walk-In Closet	5'0 x 12'9	Below	Recreation Room	29'4 x 14'5
Main	Mud Room	8'0 x 8'10	Below	Bedroom	15'4 x 13'6	Below	Storage	5'2 x 3'10
Main	Nook	8'6 x 6'9	Below	Den	9'10 x 13'6			
Main	Family Room	17'6 x 14'4	Below	Laundry	11'1 x 13'6			

Finished Floor (Main):	2,317 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,940 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	4,257 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	3	No
Grand Total:	4,257 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Prime development potential, 1 acre designated for Industrial Business Park in Anniedale-Tynehead NCP. Clear land with no creeks, corner lot for easy parking. Many neighbouring properties have been granted Temporary Use Permits for truck parking. Solid home with easy 2 suite potential can easily provide rental income until you are ready to develop. Confirm details with the city of Surrey, DO NOT WALK PROPERTY WITHOUT APPOINTMENT.