

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	5,050.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	DUPLEX
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,542.88
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	001-210-203

<b>Style of Home:</b>	Basement Entry,Corner Unit	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** none

**Complex / Subdiv:**

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

**Legal:** STRATA LOT 2 SECTION 14, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, STRATA PLAN NW1498TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Amenities:** In Suite Laundry

**Site Influences:** Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Windows - Thermo

**Bylaw Restrict:** No Restrictions

**Listing Broker(s):** Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Below	Kitchen	10'3 x 8'10
Main	Kitchen	13'1 x 10'3	Below	Dining Room	10'4 x 6'6
Main	Primary Bedroom	13'8 x 13'3	Below	Bedroom	12'4 x 9'6
Main	Dining Room	13' x 8'10	Below	Bedroom	12'4 x 9'8
Main	Bedroom	10' x 9'6	Below	Bedroom	14' x 11'6
Main	Bedroom	13' x 9'3			
Below	Living Room	18'2 x 12'4			

<b>Finished Floor (Main):</b>	1,349 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	Yes
<b>Finished Floor (Below):</b>	1,313 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Finished Floor (Total):</b>	2,662 sqft	<b>Basement:</b>	Separate Entry			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,662 sqft	<b># Of Pets:</b>	No Restriction -			

Spacious 1/2 Duplex on corner lot with 3 bedrooms up and 3 bedrooms down (above ground) Great revenue property. This home is ready for a little updating . Great location - GREAT POTENTIAL! PROPERTY DOES CONTAIN UNAUTHORIZED ACCOMMODATION