

Depth/Size (ft):	106.5	Bedrooms:	5	Approx. Year Built:	1957
Frontage (ft):	65.50	Bathrooms:	2	Age:	67
Lot Area: (sq.ft.)	7,028.00	Full Baths:	1	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,137.84
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	010-150-749

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple, DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: 010-150-749 LOT 11, BLOCK 4N, SUB BLOCK 2, PLAN NWP16609, SECTION 21, 22, RANGE 7W, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'2 x 9'11	Below	Bedroom	12'5 x 9'8
Main	Dining Room	12'7 x 10'4	Below	Den	11'3 x 10'10
Main	Living Room	17'3 x 13'4	Below	Recreation Room	23'5 x 12'7
Main	Primary Bedroom	11'2 x 9'10	Below	Laundry	10'1 x 7'7
Main	Bedroom	10' x 8'5	Below	Foyer	9'6 x 4'1
Main	Bedroom	9'10 x 9'1			
Below	Bedroom	13'3 x 12'5			

Finished Floor (Main):	1,137 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,132 sqft	# Of Levels:	2	Below	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,269 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,269 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

5 bed 2 bath family home on a great lot in West Richmond. Over 7000 square foot lot with 66ft width and 110ft depth. Perfectly square lot with no big trees surrounded by new homes in the quiet and peaceful Seafair Neighborhood. Sunny south backyard with a detached double garage. This is the perfect lot for builders or investors or the young family looking to make the leap to a single family home. Call today for your private showing. Open House Sat July 27th 2-4