

Depth/Size (ft):	171	Bedrooms:	4	Approx. Year Built:	1958
Frontage (ft):	65.00	Bathrooms:	2	Age:	66
Lot Area: (sq.ft.)	11,147.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,121.30
Rear Yard Exp:	East			For Tax Year:	2024
View:	Yes			P.I.D.:	010-298-631

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single,RV Parking Avail.,Visitor Parking
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,Wood	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View: Yes : MOUNTAIN RANGE

Mgmt. Company:

Complex / Subdiv: MARY HILL

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

Legal: LOT 28, PLAN NWP17771, DISTRICT LOT 342, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Jetted Bathtub

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'7 x 9'4	Below	Laundry	8'9 x 8'10
Main	Kitchen	9'2 x 13'4	Below	Bedroom	10'9 x 9'3
Main	Dining Room	8'9 x 10'2	Below	Recreation Room	25'1 x 12'6
Main	Primary Bedroom	11'2 x 10'1	Bsmt	Family Room	16' x 11'6
Main	Living Room	15'5 x 18'4	Below	Sauna	5'5 x 4'3
Main	Bedroom	10'7 x 8'1			
Main	Bedroom	9'9 x 8'11			

Finished Floor (Main):	1,100 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,019 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,119 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,119 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Your holding property with tremendous future building potential is here! Already zoned in the OCP to construct a duplex/triplex/4-plex or large home with income suites + garden suite in the back of the spacious property. Lot size: 11,147 sqft w/ variance to add a 2nd driveway to the rear of the property to access a garden suite. Newer HW TANK, roof & gutters. Including a beautiful sauna downstairs. Easily add a suite to the existing home downstairs (separate entry, bdrm, bathroom, shared laundry). Over 1,300 sq ft DECK. Steps to Mary Hill Elem & Robert Hope Pool. Walking distance to Pitt Middle & Riverside High School. Bus transit at your door. Set in a quiet, well-established, family-oriented neighborhood. This is the property that you'll want to invest in as well as call Home.