

<b>Depth/Size (ft):</b>	119.01	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1931
<b>Frontage (ft):</b>	101.09	<b>Bathrooms:</b>	1	<b>Age:</b>	93
<b>Lot Area: (sq.ft.)</b>	12,056.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$8,404.88
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	009-579-214

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(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

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas
<b>Legal:</b>	LOT 18, PLAN NWP76624, DISTRICT LOT 207, GROUP 1, NEW WESTMINSTER LAND DISTRICT.
<b>Amenities:</b>	In Suite Laundry,Workshop Detached
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'0 x 10'0			
Main	Bedroom	9'7 x 11'0			
Main	Living Room	15' x 16'0			
Main	Kitchen	13'0 x 12'0			

<b>Finished Floor (Main):</b>	846 sqft	<b># Of Rooms:</b>	4	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2			
<b>Finished Floor (Bsmnt):</b>	826 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,672 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	1,672 sqft	<b>Beds In Bsmnt:</b>	0 / 2			
		<b># Of Pets:</b>				

12,056 SQFT SUB-DIVIDABLE LOT featuring a width of 101 feet & depth of 119 feet. Original owner since 1931 offers a unique blend of history and potential. This charming vintage home, built in 1931, features two bedrooms and one bathroom with an unfinished basement. The total assessed value of \$3,038,000 as of July 1, 2023, the land alone is valued at \$3,028,000, reflecting its prime location. While the building holds a modest value, the significant land value makes this property an attractive investment opportunity. Huge Development potential!