

<b>Depth/Size (ft):</b>	141	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1954
<b>Frontage (ft):</b>	55.00	<b>Bathrooms:</b>	2	<b>Age:</b>	70
<b>Lot Area: (sq.ft.)</b>	7,755.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,498.74
<b>Rear Yard Exp:</b>	Southwest			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	002-668-092

<b>Style of Home:</b>	2 Storey w/Bsmt.,Reverse 2 Storey w/Bsmt	<b>Parking:</b>	Total: 7
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Stucco,Wood	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<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),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 3, PLAN NWP13681, DISTRICT LOT 92, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden,In Suite Laundry,Storage,Swirlpool/Hot Tub

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 12'1	Bsmt	Flex Room	8'1 x 11'4
Main	Dining Room	9'6 x 10'10	Bsmt	Kitchen	8'9 x 5'9
Main	Kitchen	11'1 x 10'10	Bsmt	Eating Area	7'6 x 4'4
Main	Bedroom	9'1 x 10'10	Bsmt	Recreation Room	15'10 x 11'4
Main	Bedroom	10'6 x 11'2	Bsmt	Primary Bedroom	16'9 x 10'9
Main	Foyer	4'8 x 4'5			
Bsmt	Laundry	10'2 x 7'1			

<b>Finished Floor (Main):</b>	1,005 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	2	No
<b>Finished Floor (Bsmt):</b>	982 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,987 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	1,987 sqft	<b>Beds In Bsmt:</b>	1 / 3			
		<b># Of Pets:</b>				

Prime development or live in and hold - R1 Zoning - Small-Scale Multi-Unit Housing District. This exceptional home offers comfort, income potential, and future investment on a large 55' x 141' lot in the sought-after Upper Deer Lake area. Features include a detached shop that can easily convert back to double garage or possible laneway home, gated RV parking. BONUS summer kitchen easily converted to a suite. Massive 12'x20' deck looks over your beautiful yard with vegetable garden, incredible landscaping, hot tub, patio seating area. Inside boasts newer appliances, cherrywood cabinets and granite countertops. 1 minute walk from Morley Elementary School and 20 min walk to Edmonds Station.

\*\*cancelled\*\* Open House Sat. Oct. 5 2-4pm