

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1948
<b>Frontage (ft):</b>	33.00	<b>Bathrooms:</b>	1	<b>Age:</b>	76
<b>Lot Area: (sq.ft.)</b>	3,696.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-8
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$7,933.47
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	012-089-966

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Other	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 4, BLOCK 5, PLAN VAP3862, DISTRICT LOT 322, NEW WESTMINSTER LAND DISTRICT, OF LOT 5

**Amenities:** Garden

**Site Influences:** Golf Course Nearby,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Security - Roughed In,Stove

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'11 x 8'8			
Main	Living Room	13'4 x 11'11			
Main	Primary Bedroom	12'11 x 9'11			
Main	Bedroom	11'9 x 7'9			
Bsmt	Bedroom	22'6 x 11'9			

<b>Finished Floor (Main):</b>	782 sqft	<b># Of Rooms:</b>	5	<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>	264 sqft	<b># Of Levels:</b>	2			
<b>Finished Floor (Bsmt):</b>	518 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,564 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	1,564 sqft	<b>Beds In Bsmt:</b>	1 / 3			
		<b># Of Pets:</b>				

Excellent investment opportunity on Vancouver's West Side. This 33' x 112' Western exposed lot with RM-8 zoning is ready for development . With Convenient Lane access on 2 sides of the property and located steps to shops, Canada Line, Marine Gateway. Close proximity to J.W. Sexsmith Elementary School and Highly desirable Sir Winston Churchill secondary school catchment, with International Baccalaureate and French Immersion programs. Langara College and Langara Family YMCA are nearby. Enjoy great shopping at the new Oakridge Mall.A Great neighborhood ready for your development ideas . Please call for more details.