

Depth/Size (ft):	100.48	Bedrooms:	2	Approx. Year Built:	1948
Frontage (ft):	49.50	Bathrooms:	1	Age:	76
Lot Area: (sq.ft.)	4,973.76	Full Baths:	1	Zoning:	RS-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,265.35
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	000-941-981

Style of Home:	Corner Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front,Lane
Foundation:		Parking:	DetachedGrge/Carport,Open,Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT F, SUB BLOCK 4, PLAN NWP8995, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 5

Amenities:

Site Influences: Central Location,Golf Course Nearby,Lane Access,Paved Road,Private Yard,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Refrigerator,Stove,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 11'1			
Main	Foyer	6' x 3'7			
Main	Primary Bedroom	11' x 10'2			
Main	Bedroom	9'2 x 9'			
Main	Kitchen	13'5 x 9'			
Main	Laundry	8'3 x 6'6			

Finished Floor (Main):	806 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	806 sqft	Crawl/Bsmt Height:	2'5			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	806 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Nestled in the highly sought-after "Heights" neighborhood of New Westminster, this charming single-story home offers a unique opportunity for those looking to invest in a property with immense potential. This corner lot property offers lane access to a detached garage and holds immense potential. The cozy interior offers a manageable living space with the potential for personalization and growth and the home has seen recent updates, including newer roofs and a modern furnace. The south-facing backyard is a standout feature, boasting a bountiful assortment of red & yellow raspberry bushes-ideal for gardening enthusiasts. Located in the vibrant Sapperton area, close to parks, schools, and amenities. Perfect for builders or those entering the market. Don't miss this rare opportunity!