

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1950
Frontage (ft):	44.00	Bathrooms:	6	Age:	74
Lot Area: (sq.ft.)	7,668.70	Full Baths:	6	Zoning:	R1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,917.39
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-895-382

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 2, PLAN NWP7278, DISTRICT LOT 98, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Lane Access,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 12'4	Above	Bedroom	13'8 x 14'8	Main	Bedroom	10'3 x 7'11
Main	Dining Room	10'4 x 12'4	Bsmt	Other	10'3 x 10'1	Main	Bedroom	10'0 x 6'4
Main	Bedroom	9'1 x 12'4	Bsmt	Other	12' x 8'10	Main	Dining Room	10'0 x 11'6
Main	Family Room	13' x 8'2	Bsmt	Other	10'0 x 8'5	Main	Kitchen	10'11 x 9'11
Main	Bedroom	11'4 x 11'5	Bsmt	Other	12'2 x 11'10			
Main	Living Room	13' x 9'7	Bsmt	Other	18'4 x 11'11			
Above	Bedroom	10'7 x 14'8	Main	Storage	9'7 x 9'10			

Finished Floor (Main):	1,188 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	538 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	1,726 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	1,241 sqft	Basement:	Unfinished	Above	4	No
Grand Total:	2,967 sqft	Beds In Bsmt:	0 / 6	Main	4	No
		# Of Pets:				

Fantastic holding property within 200 meters of the Royal Oak skytrain station (TOA). This well kept home sits on a 7800sqft lot with lane access. Hold and rent with an approximate potential of \$8000/month. Charming family home that has been well kept and updated throughout the years (furnace/roof/etc..) Prime location near Metrotown, parks, top schools, and Royal Oak SkyTrain. Don't miss this rare find—schedule a viewing today!