

Depth/Size (ft):	134	Bedrooms:	5	Approx. Year Built:	1965
Frontage (ft):	69.00	Bathrooms:	2	Age:	59
Lot Area: (sq.ft.)	9,375.00	Full Baths:	2	Zoning:	RS4
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,558.87
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	018-659-438

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 2, PLAN LMP14907, DISTRICT LOT 465, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 12'6	Below	Foyer	12'1 x 9'3
Main	Dining Room	12'7 x 9'3	Below	Family Room	26'2 x 9'3
Main	Kitchen	9'7 x 8'6	Below	Kitchen	12'10 x 12'4
Main	Eating Area	9'7 x 6'3	Below	Bedroom	11' x 9'3
Main	Primary Bedroom	12'8 x 11'11	Below	Bedroom	10'11 x 9'3
Main	Bedroom	12'6 x 9'			
Main	Bedroom	10' x 9'5			

Finished Floor (Main):	1,126 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,130 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,256 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,256 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Attention Builders & Investors. Prime RS4 zoning in Glenwood. Potential Subdivision to 2 RS4 lots. Invest in an up & coming area. Hold or apply to city for potential subdivision. 5 bedroom, 2 bath home in original condition. Needs work but land is an amazingly 9375SF. Buyer to do their own due diligence with the City of PoCo re potential to subdivide, building regs. & servicing. Close to Coquitlam Center, skytrain station, schools & parks.