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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 123.25 | Bedrooms: | 4 | Approx. Year Built: | 1957 |
| Frontage (ft): | 33.00 | Bathrooms: | 2 | Age: | 67 |
| Lot Area: (sq.ft.) | 4,067.25 | Full Baths: | 2 | Zoning: | RS-1 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$7,204.71 |
| Rear Yard Exp: | West | | | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 013-399-179 |

| | | | |
|-------------------------|---------------------------------------|-------------------------|-----------------------|
| Style of Home: | 1 Storey,Basement Entry | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Stucco | Parking Access: | Rear |
| Foundation: | | Parking: | Garage; Single |
| 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: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Mixed | Fixtures Rmvd: | |

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 41, BLOCK 2, PLAN VAP2780, DISTRICT LOT 715, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry

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

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|---------|------------|
| Main | Kitchen | 14'3 x 13'8 | Bsmt | Bedroom | 8'2 x 10' |
| Main | Living Room | 12'8 x 21'5 | | | |
| Main | Bedroom | 11'7 x 9'10 | | | |
| Main | Bedroom | 9'9 x 14'5 | | | |
| Bsmt | Kitchen | 12' x 9'5 | | | |
| Bsmt | Living Room | 24'2 x 13'5 | | | |
| Bsmt | Bedroom | 11'1 x 9'10 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|--|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 954 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Bsmt | 3 | No |
| Finished Floor (Bsmt): | 859 sqft | Suite: | Unauthorized Suite | | | |
| Finished Floor (Total): | 1,813 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full,Fully Finished,Separate Entry | | | |
| Grand Total: | 1,813 sqft | Beds In Bsmt: | 2 / 4 | | | |
| | | # Of Pets: | | | | |

Excellent Investment and Re-Development Opportunity for BUILDERS or INVESTORS to build a Duplex or 4-Plex on a larger Vancouver 4067 sq.ft lot (33x123.25). Situated on a very peaceful, quiet, family-friendly tree-lined street with plenty of parking in front, and a spacious back lane behind. This is the most central neighbourhood in Vancouver with quick and easy access to all major cities: Knight Street, Downtown, Richmond, Surrey, Hwy 1, Hwy 99. Schools, Shopping and all amenities within walking distance. You're close to all the shops, markets, eats & treats of Victoria Dr., Fraser Street, & Main Street. Bus/ Bike Routes. Call now!