

Depth/Size (ft):	67	Bedrooms:	4	Approx. Year Built:	1970
Frontage (ft):	130.00	Bathrooms:	1	Age:	54
Lot Area: (sq.ft.)	8,712.00	Full Baths:	1	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,155.19
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	010-128-794

Style of Home:	Split Entry	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
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,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Water

Legal: LOT S, BLOCK 19, PLAN NWP15800, DISTRICT LOT 334, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 20'2	Bsmt	Recreation Room	9'0 x 13'4
Main	Kitchen	9'10 x 11'0	Bsmt	Family Room	17'1 x 15'6
Main	Dining Room	12'6 x 6'11	Bsmt	Bedroom	13'1 x 11'9
Main	Primary Bedroom	12'1 x 12'1	Bsmt	Bedroom	13'0 x 8'7
Main	Bedroom	12'2 x 9'1			
Bsmt	Laundry	10'0 x 12'11			
Bsmt	Storage	7'6 x 11'0			

Finished Floor (Main):	1,138 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	129 sqft	Suite:				
Finished Floor (Total):	1,267 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	1,009 sqft	Basement:	Partly Finished			
Grand Total:	2,276 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Located on a sizeable corner lot on a quiet street, this home offers tons of untapped potential! The main level retains much of its original charm, offering 2 bedrooms and 1 bathroom. The partially roughed-in basement provides the framework for a 2-bedroom suite, making it an ideal opportunity for those looking to customize and renovate a home to their own tastes!