

Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built:	1968
Frontage (ft):		Bathrooms:	2	Age:	56
Lot Area: (sq.ft.)	7,168.00	Full Baths:	1	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,892.84
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-772-200

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 258, PLAN NWP32793, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location, Golf Course Nearby, Private Yard, Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 17'7	Below	Family Room	11'6 x 19'9
Main	Dining Room	10'7 x 9'4	Below	Bedroom	11'0 x 11'4
Main	Kitchen	8'5 x 10'6			
Main	Eating Area	6'11 x 7'10			
Main	Primary Bedroom	10'6 x 12'1			
Main	Bedroom	10'6 x 10'2			
Main	Bedroom	9'1 x 14'3			

Finished Floor (Main):	1,122 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	675 sqft	# Of Levels:	2	Below	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,797 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,797 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Attention Builders and Developers! Seize the incredible future potential with this prime opportunity. Older home on large flat lots is perfect for redevelopment. Potential for a 5,000+ sq ft duplex, each side with legal suites, making this an exceptional opportunity for investors as well! Whether you're looking to build a new custom home or develop a lucrative multi-family property, this lot is your canvas. Versatile development options in a highly desirable location. Existing home could benefit from some sweat equity to create some income while awaiting development.