

Depth/Size (ft):	289	Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	165.00	Bathrooms:	3	Age:	50
Lot Area: (Acres)	1.10	Full Baths:	2	Zoning:	SR-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,243.66
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	006-646-646

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 10
Construction:	Frame - Wood,Other	Covered Parking:	10
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Strawberry Hills
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 21 SECTION 4 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 43084
Amenities:	Workshop Detached
Site Influences:	Private Yard
Features:	Clothes Washer/Dryer,Refrigerator,Storage Shed,Stove
Bylaw Restrict:	
Listing Broker(s):	Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'	Above	Bedroom	10' x 10'	Below	Other	10' x 10'
Main	Kitchen	10' x 10'	Above	Bedroom	10' x 10'			
Main	Dining Room	10' x 10'	Below	Bedroom	10' x 10'			
Main	Eating Area	10' x 10'	Below	Workshop	10' x 10'			
Above	Primary Bedroom	10' x 10'						

Finished Floor (Main):	630 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	920 sqft	# Of Kitchens:	1	Abv Main 2	4	No
Finished Floor (Below):	875 sqft	# Of Levels:	3	Abv Main 2	2	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Main	5	No
Finished Floor (Total):	2,425 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,425 sqft	Beds In Bsmnt:	0 / 4			
		# Of Pets:				

Fantastic opportunity in Strawberry Hills. This completely flat & usable 165' x 289' lot (1.099 acres) has a solid well maintained 2600 sq.ft, 3 level split Home with 4 Bedrooms and 3 Bathrooms awaiting your decorating ideas. This unique property has an attached Double Garage, a 2nd Double Garage plus a 18 x 36ft RV storage and an additional single garage. Located in the heart of Strawberry Hills within walking distance to DW Poppy and Peterson Road Elementary, this private lot has RV parking, mature landscaping and numerous fruit trees. A fantastic renovation opportunity or the perfect lot to build on in the future. Easy to show and quick possession possible. Open House- Saturday, Sep 14. 1-4pm