

Depth/Size (ft):	164.02	Bedrooms:	4	Approx. Year Built:	1966
Frontage (ft):	69.77	Bathrooms:	2	Age:	58
Lot Area: (sq.ft.)	11,484.00	Full Baths:	1	Zoning:	RS1/E
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,116.04
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	009-024-948

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 9 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Other	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 44, BLOCK 5N, PLAN NWP29405, SECTION 27, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 76902
Amenities:	In Suite Laundry,Storage,Workshop Detached
Site Influences:	Central Location,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 18'6	Below	Bedroom	11'4 x 16'2
Main	Dining Room	9'1 x 11'4	Below	Storage	9'5 x 9'2
Main	Kitchen	13'2 x 11'7	Below	Foyer	7'0 x 5'4
Main	Bedroom	10'5 x 12'2			
Main	Bedroom	10'3 x 11'9			
Main	Bedroom	11'2 x 12'2			
Below	Recreation Room	15'3 x 28'4			

Finished Floor (Main):	1,264 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	1,070 sqft	# Of Levels:	2	Below	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,334 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,334 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

ATTN: BUILDERS and DEVELOPERS. Priced \$165,600 BELOW ASSESSED VALUE! Huge 11,484 SqFt LOT (70' frontage x 164) just a hop, skip, and jump from the Vancouver city border and Vancouver International Airport. Fantastic REDEVELOPMENT POTENTIAL as property is located within 800m of the SKYTRAIN station, making it qualify for the provincial TRANSIT ORIENTATED AREA (TOA) up-zoning for MULTI-FAMILY development. Very clean, well maintained house which includes radiant hot water heat and a metal roof. Property also includes a huge 20'11 x 41'4 detached garage/shop. Don't miss this great opportunity, call today!