

<b>Depth/Size (ft):</b>	132	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1966
<b>Frontage (ft):</b>	99.00	<b>Bathrooms:</b>	1	<b>Age:</b>	58
<b>Lot Area: (sq.ft.)</b>	12,988.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,592.77
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	009-565-469

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	None	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	LOT "B" SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICTPLAN 20855
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 11'7			
Main	Eating Area	12'0 x 9'3			
Main	Bedroom	11'8 x 11'0			
Main	Bedroom	10'3 x 10'0			
Main	Bedroom	10'0 x 9'0			
Main	Utility	1'5 x 9'5			

<b>Finished Floor (Main):</b>	1,138 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	0	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,138 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,138 sqft	<b>Beds In Bsmnt:</b>	0 / 3			
		<b># Of Pets:</b>				

INVESTOR ALERT! Build your dream home on this 12,988 sqft lot. Currently an application has been made to subdivide this property. Home on property is livable but needs work.