

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	9999
Frontage (ft):	30.70	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	3,684.00	Full Baths:	2	Zoning:	R1-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,083.00
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	013-012-932

Style of Home:	Split Entry	Parking:	Total: 3
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Carport; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Water

Legal: LOT 37A WEST PORTION OF DISTRICT LOT 743 PLAN 1451

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8'5 x 11'2	Below	Bedroom	8'9 x 10'6
Main	Bedroom	8'5 x 13'7	Below	Eating Area	9'5 x 5'4
Main	Kitchen	10'9 x 11'4	Below	Kitchen	10'10 x 8'3
Main	Dining Room	14'5 x 9'10	Below	Walk-In Closet	4'11 x 6'8
Main	Living Room	11'10 x 14'11	Below	Living Room	14'1 x 17'1
Main	Foyer	3'11 x 7'6	Below	Laundry	8'9 x 7'7
Below	Bedroom	8'9 x 9'7			

Finished Floor (Main):	915 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	872 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,787 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,787 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

As-is, Where-is. Value is in the land. Location! Location! Location! Single Family Home in a very desirable neighbourhood. Very close to amenities like schools, parks, recreation, shopping and public transportation. 2 skytrain stations are just 5 to 8 mins drive. Renovate, build your dream home, or hold. Open House: Saturday, September 21, 2-4pm, and Sunday, Sept 22, 12-3pm.