

<b>Depth/Size (ft):</b>	990 (Irregular)	<b>Bedrooms:</b>	<b>Approx. Year Built:</b>
<b>Frontage (ft):</b>	370.00	<b>Bathrooms:</b>	<b>Age:</b>
<b>Lot Area: (Acres)</b>	7.93	<b>Full Baths:</b>	<b>Zoning:</b> RA/IL
<b>Flood Plain:</b>		<b>Half Baths:</b>	<b>Gross Taxes:</b> \$13,864.44
<b>Rear Yard Exp:</b>			<b>For Tax Year:</b> 2024
<b>View:</b>			<b>P.I.D.:</b> 011-931-001

<b>Style of Home:</b>		<b>Parking:</b>	
<b>Construction:</b>		<b>Covered Parking:</b>	
<b>Exterior:</b>		<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	
<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>		<b>Property Disc:</b>	No
<b>Outdoor Area:</b>		<b>PAD Rental:</b>	
<b>Type of Roof:</b>		<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Abbey Ridge
<b>Services Connected:</b>	
<b>Legal:</b>	LOT "D" DISTRICT LOT 121 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 911EXCEPT PLANS EPP1670 AND EPP11949 DBL EXP# C8062942
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restric:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions

<b>Finished Floor (Main):</b>	sqft	<b># Of Rooms:</b>	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	sqft	<b># Of Kitchens:</b>			
<b>Finished Floor (Below):</b>	sqft	<b># Of Levels:</b>			
<b>Finished Floor (Bsmt):</b>	sqft	<b>Suite:</b>			
<b>Finished Floor (Total):</b>	sqft	<b>Crawl/Bsmt Height:</b>			
<b>Unfinished Floor:</b>	sqft	<b>Basement:</b>			
<b>Grand Total:</b>	sqft	<b>Beds In Bsmt:</b>	/		
		<b># Of Pets:</b>			

ABBAY RIDGE Development site. Current zoning 1 acre residential/Industrial (Split-zoned), to be up-zoned to RM-30. The City is generally supportive of our proposed townhouse concept they have communicated. Feasibility Study with a 28 unit proposed layout (from Aplin Martin) and Phase 1 Environmental Report (Clean) available. Currently OCP-Suburban + Industrial, NCP-Future Natural Area, Suburban Residential (2-4 UPA Gross) Low Density Cluster (4-6 UPA Gross), Single Family Residential (4-6 UPA) Message me for more details and information.