

Depth/Size (ft):	103.38	Bedrooms:	4	Approx. Year Built:	1969
Frontage (ft):	58.72	Bathrooms:	3	Age:	55
Lot Area: (sq.ft.)	5,459.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,689.91
Rear Yard Exp:	West			For Tax Year:	2024
View:				P.I.D.:	009-982-990

Style of Home:	Split Entry	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 22 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 14429

Amenities: In Suite Laundry,Storage

Site Influences:

Features: Clothes Washer/Dryer,Dishwasher,Oven - Built In,Range Top,Refrigerator,Security - Roughed In,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'10 x 17'9	Below	Recreation Room	22'4 x 15'3
Main	Dining Room	15'3 x 12'1	Below	Utility	16'5 x 13'1
Main	Kitchen	15'11 x 12'2	Below	Laundry	19'0 x 15'1
Main	Primary Bedroom	12'8 x 12'4	Below	Bedroom	15'3 x 10'1
Main	Bedroom	12'8 x 11'8	Below	Bedroom	14'4 x 13'1
Main	Den	11'11 x 8'7			

Finished Floor (Main):	1,732 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,455 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	2	No
Finished Floor (Total):	3,187 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Partly Finished,Separate Entry			
Grand Total:	3,187 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Highly desirable investment property with major development potential. NCP designation of Urban 1 - Mid-rise allowing up to 6 storeys and 2.0 FSR (or 2.5 if consolidated lot size is sufficiently small). Several nearby mid-rise developments are either completed or underway. Prime location walking distance to grocery stores, Sevenoaks mall, restaurants, recreation facilities, Mill Lake, and major transit routes. Main floor of home includes spacious living room w/ gas fireplace, dining room, full bathroom, 2 bedrooms including primary w/ ensuite, and ample storage. Basement is mostly unfinished but includes a large 2pc powder room & two bedrooms. Suite potential w/ separate entry to maximize rental income while waiting for future possibilities.