

Depth/Size (ft):	145	Bedrooms:	3	Approx. Year Built:	1954
Frontage (ft):	50.00	Bathrooms:	1	Age:	70
Lot Area: (sq.ft.)	6,525.00	Full Baths:	1	Zoning:	MD465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,440.46
Rear Yard Exp:	West			For Tax Year:	2024
View:				P.I.D.:	000-789-143

Style of Home:	Rancher/Bungalow	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Open,Visitor Parking
Rain Screen:	Partial	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: DISTRICT LOT 1, GROUP 3 NEW WESTMINSTER LAND DISTRICT PLAN NWP.14855, LOT "A" EXCEPT: PART IN PARCEL "D" (EXPLANATORY PLAN EP14580)

Amenities: Garden,Storage

Site Influences: Central Location,Private Yard,Recreation Nearby

Features: Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Storage Shed,Stove

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 18'	Main	Mud Room	7' x 10'
Main	Kitchen	9' x 13'	Main	Storage	7' x 8'
Main	Eating Area	9' x 7'			
Main	Primary Bedroom	11' x 11'			
Main	Bedroom	10' x 8'			
Main	Bedroom	18' x 8'			
Main	Laundry	6' x 15'			

Finished Floor (Main):	1,825 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,825 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,825 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to your perfect charming rancher. Explore your opportunities here, the possibilities are endless. Live, Love, raise your children in this cozy home, or you could renovate to suite your lifestyle. Even explore the opportunity to build your dream home. This 6,525 sq. ft. lot is zoned MD465 which allows construction of Duplex, or single family dwelling with an accessory Secondary Dwelling! OCP indicates Attached Multi-unit Residential. Imagine what you could do with this little gem. Great location walking distance to Heritage Park and West coast Express. Do not miss this sweet deal.