

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1961
Frontage (ft):	2,505.42	Bathrooms:	2	Age:	63
Lot Area: (sq.ft.)	8,220.00	Full Baths:	2	Zoning:	R2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,600.88
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	003-307-361

Style of Home:	1 Storey,Basement Entry	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1 DISTRICT LOT 175 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 21675

Amenities:

Site Influences: Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Clothes Washer/Dryer,CltthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 13'3	Below	Bedroom	10'8 x 11'11
Main	Dining Room	9'3 x 9'11	Below	Family Room	17'8 x 13'2
Main	Kitchen	7'4 x 8'8	Below	Foyer	10'11 x 6'1
Main	Eating Area	10'11 x 8'0	Below	Laundry	14'10 x 13'8
Main	Primary Bedroom	16'5 x 13'9	Below	Other	5'4 x 9'9
Main	Bedroom	10'9 x 10'4			
Below	Family Room	12'9 x 18'0			

Finished Floor (Main):	1,134 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	850 sqft	Suite:				
Finished Floor (Total):	1,984 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,984 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

FIRST TIME ON THE MARKET! Unique property OVER 8200 sqft. Lot. FANTASTIC DEVELOPMENT OPPORTUNITY on private Cul-de-sac in the beautiful Burnaby South Slope. Please check with the City of Burnaby for all details and accurate verification regarding development potential. Must call the listing agent to view.