

<b>Depth/Size (ft):</b>	190	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1948
<b>Frontage (ft):</b>	50.49	<b>Bathrooms:</b>	2	<b>Age:</b>	76
<b>Lot Area: (sq.ft.)</b>	9,589.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,317.67
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	003-276-261

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 18, BLOCK 2, PLAN NWP1373, DISTRICT LOT 149, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Private Yard,Recreation Nearby,Shopping Nearby,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

**Bylaw Restrict:**

**Listing Broker(s):** Engel & Volkers Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 3'0	Main	Bedroom	9'3 x 11'11
Main	Living Room	14'6 x 15'9	Above	Bedroom	8'0 x 12'2
Main	Dining Room	11'6 x 12'9	Above	Walk-In Closet	8'9 x 4'6
Main	Family Room	11'6 x 7'2	Above	Bedroom	9'0 x 9'3
Main	Kitchen	10'2 x 6'6	Above	Bedroom	10'2 x 11'9
Main	Eating Area	7'9 x 8'11	Above	Primary Bedroom	12' x 13'1
Main	Laundry	7'9 x 8'11	Above	Walk-In Closet	5'11 x 11'1

<b>Finished Floor (Main):</b>	1,117 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	891 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,008 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,008 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

OVERSIZED 50x190 lot in the sought after Metrotown area with DEVELOPMENT POTENTIAL! This Classic English Tudor style home features updates throughout, sits on a quiet street, huge fully fenced backyard and a 4 car detached garage/shop (20'x30') with 200 amp power. Conveniently located across the street from the popular David Gray Park, walking distance to Metrotown Skytrain Station, Bonsor Recreation Complex, Metrotown mall and all your daily amenities and restaurants. School catchment are Suncrest Elementary and Burnaby South Secondary. New SSMUH and Burnaby bylaws to allow upwards of 6 residential units per lot creating even more potential for this oversized lot. Don't miss out on this fantastic property, call for more information or a private tour. OPEN HOUSE SUNDAY 2-4!