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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 130.12 | Bedrooms: | 3 | Approx. Year Built: | 1974 |
| Frontage (ft): | 60.67 | Bathrooms: | 2 | Age: | 50 |
| Lot Area: (sq.ft.) | 7,801.00 | Full Baths: | 2 | Zoning: | R3 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$4,872.50 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 005-990-793 |

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|-------------------------|------------------------------------|-------------------------|----------------------------------|
| Style of Home: | 2 Storey,Basement Entry | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double,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 | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|----------------------------------------------------------------------------------|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Water |
| Legal: | LOT 31 SECTION 30 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 45656 |
| Amenities: | In Suite Laundry |
| Site Influences: | Cul-de-Sac,Lane Access,Private Yard,Treed |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX Treeland Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-----------------|-------------|
| Main | Living Room | 17'1 x 12'3 | Main | Bedroom | 10'8 x 9'6 |
| Main | Dining Room | 10'10 x 11'5 | Main | Bedroom | 15'2 x 9'6 |
| Main | Kitchen | 15'7 x 8' | Below | Foyer | 8'9 x 22'1 |
| Main | Eating Area | 6'3 x 9'6 | Below | Recreation Room | 10'6 x 32'7 |
| Main | Family Room | 12'5 x 11'4 | Below | Laundry | 11'5 x 9'4 |
| Main | Primary Bedroom | 11'11 x 14' | Below | Storage | 6'6 x 9'4 |
| Main | Walk-In Closet | 4'10 x 5'8 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,503 sqft | # Of Rooms: | 13 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | Yes |
| Finished Floor (Below): | 941 sqft | # Of Levels: | 2 | Main | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,444 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full | | | |
| Grand Total: | 2,444 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Developers Alert! Prime opportunity in the Guildford Plan, potential land assembly. This two-storey home features 4 bedrooms, a large family room, a double garage, a massive deck and back lane access. Centrally located on a 7801 sqft lot, the property is strategically positioned in a rapidly growing area. Zoned for a townhouse development. Close to major transportation routes, shopping centers, SkyTrain, buses, and schools. Check with the City of Surrey for more information on development potential. Exceptional investment opportunity.