

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	60.00	Bathrooms:	2	Age:	44
Lot Area (sq.ft.)	8,454.00	Full Baths:	2	Zoning:	R3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,444.00
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	005-329-027

Style of Home:	Basement Entry	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: LOT 294, PLAN NWP55083, SECTION 33, RANGE 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,Storage

Site Influences: Central Location,Shopping Nearby

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

Bylaw Restrict:

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 11'6	Main	Bedroom	12' x 9'
Main	Family Room	18' x 14'6	Bsmt	Living Room	15'6 x 11'6
Main	Dining Room	11'6 x 9'7	Bsmt	Kitchen	12' x 11'6
Main	Kitchen	9'6 x 9'6	Bsmt	Bedroom	15' x 11'8
Main	Eating Area	9'6 x 7'5			
Main	Primary Bedroom	15' x 11'8			
Main	Bedroom	11'4 x 10'			

Finished Floor (Main):	1,500 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	1,018 sqft	Suite:				
Finished Floor (Total):	2,518 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,518 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to centrally located Cedar Hills! Situated on 8,400+sqft rectangular corner lot, with a potential for future MULTI-FAMILY development including a 4-Plex (check w/city), this home offers 3 bedrooms and 1 bathroom upstairs plus a basement suite with a separate entrance is ideal for hosting guests or generating extra income. The basement has 1 bedroom, 1 bathroom, and a second kitchen. Large driveway easily fits 4 cars, additional 3 cars can park on the side plus a spacious double garage. Excellent location, within 5 min drive to Surrey Memorial Hospital, Surrey City Centre, SFU Campus, T&T supermarket, and more. H.P. Matthew Elementary & Queen Elizabeth Secondary Schools, parks, shopping & transit. Perfect for investors or families looking for this large lot with a mortgage helper.