

Depth/Size (ft):	100	Bedrooms:	2	Approx. Year Built:	1937
Frontage (ft):	86.00	Bathrooms:	1	Age:	87
Lot Area: (sq.ft.)	10,018.00	Full Baths:	1	Zoning:	M2
Flood Plain:	Exempt	Half Baths:	0	Gross Taxes:	\$2,156.76
Rear Yard Exp:	Northwest			For Tax Year:	2024
View:				P.I.D.:	011-522-615

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 7 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Addition	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Hardwood,Vinyl/Linoleum	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT G, BLOCK 5, PLAN NWP2082, DISTRICT LOT 341, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Green House

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict:

Listing Broker(s): RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 11'9			
Main	Foyer	3'8 x 6'8			
Main	Kitchen	11'8 x 11'0			
Main	Dining Room	8'0 x 9'7			
Main	Primary Bedroom	11'1 x 11'9			
Main	Bedroom	7'9 x 10'10			
Main	Laundry	7'6 x 9'7			

Finished Floor (Main):	883 sqft	# Of Rooms:	7	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):	883 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	883 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Check out this charming home featuring plenty of yard space! Almost a quarter-acre property at the end of a cul-de-sac. Zoning is for Service Industrial use, allowing for commercial opportunities with accessory home now or in the future. The house boasts a long-lasting steel roof, large insulated attic, functional and comfortable layout. The outdoor space offers a fish pond, mature trees, and powered shop. Greenhouse is negotiable with the sale.