

Depth/Size (ft):	150	Bedrooms:	6	Approx. Year Built:	1981
Frontage (ft):	69.50	Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	10,425.00	Full Baths:	3	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,188.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	005-835-631

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 8
Construction:	Concrete,Frame - Metal,Frame - Wood	Covered Parking:	
Exterior:	Aluminum,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountain, Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 50, PLAN NWP40893, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 16'7	Main	Bedroom	11'3 x 16'0
Main	Dining Room	11'5 x 9'4	Below	Kitchen	11'4 x 13'3
Main	Kitchen	17'9 x 9'1	Below	Living Room	14'9 x 17'1
Main	Walk-In Closet	4'8 x 4'11	Below	Foyer	10'8 x 9'4
Main	Primary Bedroom	13'9 x 13'5	Below	Bedroom	15'0 x 12'9
Main	Bedroom	9'10 x 9'9	Below	Bedroom	11'10 x 8'9
Main	Bedroom	12'2 x 9'9	Below	Utility	5'11 x 9'3

Finished Floor (Main):	1,523 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	1,601 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	3,124 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,124 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Discover this centrally located gem offering 6 bedrooms and 3 bathrooms on a generous 10,455 Sqft lot. This property features a 2-bedroom suite, currently rented for \$1,300 a month, making it an excellent mortgage helper. The upstairs unit rents for \$2,500 plus utilities. With its close proximity to all amenities and exceptional potential for future development, including land assembly with Neighboring properties, this is a fantastic investment opportunity. Don't miss out on the possibilities this property presents! Quick Possession available and bring your best offer .