

Depth/Size (ft):	165	Bedrooms:	2	Approx. Year Built:	1959
Frontage (ft):	60.00	Bathrooms:	1	Age:	66
Lot Area: (sq.ft.)	9,889.00	Full Baths:	1	Zoning:	R3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,245.10
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	010-459-138

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	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),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt,Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	LOT "E" SECTION 33 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 18545
Amenities:	
Site Influences:	Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 11'5			
Main	Dining Room	16'11 x 11'5			
Main	Kitchen	11'5 x 9'1			
Main	Eating Area	10'11 x 5'7			
Main	Primary Bedroom	11'8 x 11'6			
Main	Bedroom	11'4 x 9'1			
Main	Laundry	11'7 x 7'3			

Finished Floor (Main):	1,140 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):	1,140 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,140 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Investor alert, First time on the market! Spectacular 9889 sq.ft lot with lane access and R3 Zoning. Very clean and updated rancher with a detached garage. Great central location, close to the bus stop's and all amenities. Live in as is or build your dream home with multiple suites for family or some great rental income. R3 Zoning can allow for a 4 plex + the possibility of a laneway home or garden suite! The rectangular shaped lot has a clean title and is 60' x 165'