

Depth/Size (ft):	132	Bedrooms:	2	Approx. Year Built:	9999
Frontage (ft):	66.00	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	8,713.00	Full Baths:	2	Zoning:	SF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,845.77
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	012-828-734

Style of Home:	2 Storey	Parking:	Total: 8
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View: Yes : CITY, RIVER & MOUNTAINS

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity

Legal: 012-828-734 LOT 1, BLOCK 5N, PLAN NWP2602, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby,Treed

Features: Dishwasher,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'4 x 9'9	Below	Storage	14'4 x 9'1
Main	Dining Room	10'5 x 10'1			
Main	Living Room	14'1 x 13'2			
Main	Primary Bedroom	12'2 x 10'1			
Main	Bedroom	11'3 x 11'			
Main	Foyer	7'9 x 4'4			
Below	Recreation Room	36'10 x 12'8			

Finished Floor (Main):	960 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	815 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,775 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,775 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

WOW! Builder and Investor alert! Great Future value here. This home has some nice updates and huge lot! Brings your ideas to this home. Home can be suited , it has a separate entrance. Check the future density of this lot, potential for 3-6 units(you should check with city)! Great area that is close to transit, Schools, Highway , Shopping and Much more. This is a diamond in the rough . Oversized Corner lot that boasts 8713 sq feet, 2 driveways for parking and incredible views from parts of the house. Potentially this could be 2bed rental upstairs and 1 bed rental downstairs or keep it all as one house for a single family! This home has tons of potential , come and see for yourself! Backyard is a private oasis. MUST SEE