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|--------------------|-----------|-------------|---|---------------------|-------------|
| Depth/Size (ft): | 183 | Bedrooms: | 7 | Approx. Year Built: | 1983 |
| Frontage (ft): | 121.00 | Bathrooms: | 4 | Age: | 42 |
| Lot Area: (sq.ft.) | 22,143.00 | Full Baths: | 4 | Zoning: | RA |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$7,408.77 |
| Rear Yard Exp: | South | | | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 012-013-021 |

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| Style of Home: | 2 Storey | Parking: | Total: 10 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Carport; Single,Open,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Electric,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s),Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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| View: | |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic |
| Legal: | PARCEL A, LOT 1, PLAN NWP1158, SECTION 28, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 13525) |
| Amenities: | In Suite Laundry,Storage,Workshop Attached,Workshop Detached |
| Site Influences: | Central Location,Greenbelt,Private Setting,Private Yard,Rural Setting |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Vaulted Ceiling |
| Bylaw Restrict: | |
| Listing Broker(s): | Stonehaus Realty Corp. |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-------------|-------------|-------|-------------|---------------|
| Main | Living Room | 18'5 x 14'7 | Main | Bedroom | 9'11 x 9'9 | Below | Foyer | 5'11 x 13'8 |
| Main | Dining Room | 10'6 x 8'11 | Main | Bedroom | 8'11 x 13'8 | Below | Utility | 6'11 x 3'7 |
| Main | Kitchen | 15'9 x 13'11 | Below | Living Room | 11'2 x 12'8 | Below | Kitchen | 16'5 x 12'11 |
| Main | Family Room | 24'5 x 19'10 | Below | Kitchen | 16'9 x 13'8 | Below | Living Room | 12'2 x 11'1 |
| Main | Primary Bedroom | 13'10 x 18'1 | Below | Bedroom | 15'2 x 11'7 | Below | Other | 11'10 x 29'10 |
| Main | Walk-In Closet | 6'7 x 4'8 | Below | Bedroom | 14'1 x 12'4 | Below | Bedroom | 12'2 x 14' |
| Main | Bedroom | 11'6 x 13'8 | Below | Laundry | 6'4 x 12'4 | Below | Storage | 8'11 x 8'3 |

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|-------------------------|------------|--------------------|--------------------------|----------------|-------------|----------|
| Finished Floor (Main): | 2,316 sqft | # Of Rooms: | 22 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 3 | Main | 5 | No |
| Finished Floor (Below): | 2,260 sqft | # Of Levels: | 2 | Main | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | | Licensed | Below | 4 | No |
| Finished Floor (Total): | 4,576 sqft | Suite: | Suite,Unauthorized Suite | Below | 4 | No |
| Unfinished Floor: | 0 sqft | | | | | |
| Grand Total: | 4,576 sqft | Crawl/Bsmt Height: | | | | |
| | | Basement: | Full,Fully Finished | | | |
| | | Beds In Bsmt: | 0 / 7 | | | |
| | | # Of Pets: | | | | |

HUGE revenue potential and future opportunities await! Nestled on a private, half-acre lot surrounded by a mature hedge and a landscape buffer, this well-maintained 2-storey home offers everything you need for multi-generational living or savvy investment. The main home boasts a spacious and beautifully renovated upper living area perfect for large families. Below, you'll find two licensed walkout suites-a 2-bedroom and a 1-bedroom (convertible to 2 bedrooms)-offering excellent rental income with no stairs and ample parking for multiple vehicles. Zoned for even more potential with allowance for a garden suite, this property features city water, a recently serviced septic tank and lines, and unbeatable proximity-just 5 minutes to Hwy 1 for ultimate convenience. Don't miss out call today!