

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

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

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

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	Crawl/Bsmt Height:				
Grand Total:	4,576 sqft	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!