			Lı	Presented by JIS Ayala Metro Edge Re	PREC ^{>}	*					
				Phone: 604-551 http://www.luisay luis@luisayala	-4418 /ala.ca					EDC R E A L	
ctive			31	6 LAWRENCE	STREET				Resi	dential De	etached
2464887 oard: V				New Westmins Queensboroud						\$998,00	· · /
louse/Single	e Family			V3M 5L2	JII						(SP) M
		and the second	Sold	Date:		Frontage	(feet):	0.00	Original	Price: \$1	,099,000
S A C			and the ann	s. Type: Feet		Bedroom	s:	5	Approx.	Year Built	: 2010
				h / Size:		Bathroom		6	Age:		10
			🚺 🕎 Lot A	Area (sq.ft.): 4,29 4	.00	Full Baths	5:	5	Zoning:		RQ-1
				d Plain:		Half Bath	s:	1	Gross Ta		\$4,763.2
and ship			600	Yard Exp: West					For Tax		2019
			- Sector	ncil Apprv?:						Utilities?:	
1			If ne	w, GST/HST inc?:					-	28-127-8	
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vla of Homo	: Basement Entry		Sewe	Total Pa		Covered Pa	orking: 1	Dorking	g Access: F	ront	
instruction:					Garage; Si				y Access. F	ront	
terior:	Stucco										
oundation: ain Screen:	Concrete Perimete	er Reno. Y	oor.		Public Transit and: Free		Strata	Dist. to	o School Bu	s: CLOSE	
enovations:			mbing: No				istiata				
of Fireplaces		R.I. Fire	eplaces:		Disc.: No						
	: Natural Gas City/Municipal	Metereo	Water:	PAD Ren Fixtures	tai: Leased: No :	SOLD AS	S IS WH	IERE IS			
uel/Heating:	Radiant			Fixtures	Rmvd: No :	SOLD AS	S IS WH	IERE IS			
utdoor Aroos	Balcny(s) Patio(s)	Dck(s)		Floor Fin	ich lam	inate, Til	e, Wall	/Wall/Mixe	ed		
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pe of Roof:	Asphalt		OT 757 CP				TDICT				
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vpe of Roof: egal:	Asphalt		.OT 757, GR	OUP 1, NEW WEST		AND DIS	TRICT				
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WOW !! Queensborough neighborhood. Large family home offering 2 revenue suites for affordability. The stucco exterior has a nice rock details and open parking for RV or lots of cars. Unique single garage offers an attached tandem style 5' crawl space for storage plus additional crawl space under the home. Home offers large bedrooms, 9' ceilings. tile and laminate floors, theatre room plus front and rear covered decks,living room with gas fireplace and access to a mtn view deck, Master suite has double head shower and walk in closet. Covid protocol please do drive by first before booking a viewing.