

**3588 Pleasant Street,
Richmond, BC**

FACT SHEET

LEGAL DESCRIPTION: Lot 195 Section 3 Block 3 North Range 7 West New Westminster District Plan 81312

PARCEL IDENTIFIER: 013-789-147

LOT SIZE: Approximately 368 sq m (3,961 sq ft)

SITE DIMENSIONS: Approximately 33 x 120 feet

ZONING: RS1/A (Single Detached Residential)

SITE SERVICING COSTS: Water Connection - \$4,475; Storm Sewer Connection - \$7,300
For details, contact the City's Engineering Department

PROPERTY CONDITION: The successful bidder accepts this lot "as is".

GOODS AND SERVICES TAX: Goods and services tax must be collected by the City when a building lot is sold to an individual. If a purchaser claims that the transaction is exempt, then a GST registration number must be supplied.

The City has not made any representations, warranties, guarantees, promises or assurances as to: any environmental matters concerning the lands, the dimensions or area of the land, its suitability or fitness for any purpose, or the stability, state or suitability of the soil contained therein.