

R2446378
House/Single Family

32498 BOBCAT DRIVE
Mission
Mission BC
V2V 6B7

Residential Detached



Depth/Size (ft.): **260** Frontage (ft.): **20.00** Approx. Yr Built: **2004**
 Lot Area (sq.ft.): **19,504.00** Bedrooms: **10** Age: **16**
 Flood Plain: Bathrooms: **6** Zoning: **R558**
 Rear Yard Exp: **South** Full Baths: **6** Gross Taxes: **\$5,522.00**
 Half Baths: **0** For Tax Year: **2019**
 P.I.D.: **025-783-335**

View: **Yes: Mt. Baker and Fraser Valley**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **2 Storey w/Bsmt.,3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Community**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt,Tile - Concrete**

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple,Open,RV Parking Avail.**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Mixed,Tile**

Legal: **PL BCP8033 LT 18 LD 36 SEC 29 TWP 17**
 Amenities: **Air Cond./Central,In Suite Laundry**
 Site Influences: **Central Location,Private Setting,Recreation Nearby,Shopping Nearby**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Garage Door Opener,Heat Recov. Vent.,Vaulted Ceiling,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 18'2	Above	Master Bedroom	13'5 x 19'7	Bsmt	Living Room	12' x 15'
Main	Dining Room	12'2 x 13'3	Above	Walk-In Closet	8' x 8'6	Bsmt	Kitchen	9' x 11'
Main	Kitchen	15'7 x 20'	Above	Den	10' x 11'10	Bsmt	Bedroom	11' x 12'
Main	Eating Area	9' x 10'9	Above	Bedroom	11' x 11'10	Bsmt	Den	5' x 8'
Main	Family Room	12' x 16'	Above	Bedroom	11'3 x 12'6	Bsmt	Living Room	9' x 11'
Main	Foyer	7' x 14'	Above	Bedroom	12'9 x 14'5	Bsmt	Bedroom	9' x 11'
Main	Bedroom	8' x 14'	Bsmt	Laundry	6' x 11'3	Bsmt	Den	11' x 14'
Main	Bedroom	7'1 x 20'6	Bsmt	Kitchen	10' x 10'			x
Main	Walk-In Closet	5'10 x 7'9	Bsmt	Bedroom	10' x 12'			
		x	Bsmt	Bedroom	10' x 11'			

Finished Floor (Main):	1,995	# of Rooms:	26	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,979	# of Kitchens:	3	1	Main	3	No
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	Yes
Finished Floor (Basement):	2,045	Suite:	Unauthorized Suite	3	Above	4	No
Finished Floor (Total):	6,019 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	No
Unfinished Floor:	0	Beds in Bsmt.:	4	5	Bsmt	4	No
Grand Total:	6,019 sq. ft.	Basement:	Fully Finished,Separate Entry	6	Bsmt	4	No
				7			No
				8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

WOW! Immaculate totally renovated 6,000 s/f home on almost 1/2 acre. Total of 10 bedrooms, 2 dens & 6 full bathrooms. Spacious 4 bedrooms on top floor & 2 bedrooms on main floor. Master bedroom has sitting area and fireplace. Plus bright walk-out basement contains 2 x 2 bedroom suites. Also has wet bar, bedroom, rec-room and full bathroom with own entrance for upstairs use. New Samsung appliances all levels. Dual hot-water tank system that operates in tandem. Hypoallergenic furnace system and carpets. Over \$4,000/mo income. (\$48,000/yr)!!! Gorgeous river & valley views. Beautiful new custom mill-work. 70 yr premium roof. 2x6 construction. Central A/C. Marble & Quartz. New California Zebra blinds. Bonus: Lrg triple garage, loads of parking & RV parking. Truly grand home with great income!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.