

R2573917
Apartment/Condo

310 33599 2ND AVENUE
Mission
Mission BC
V2V 6J3

Residential Attached
\$409,900 (LP)



Depth/Size (ft.):
Frontage (ft.):
Approx. Yr Built: **1997**
Bedrooms: **2**
Age: **24**
Lot Area
Bathrooms: **2**
Zoning: **MA80**
Flood Plain: **No**
Full Baths: **2**
Gross Taxes: **\$1,775.72**
Rear Yard
Half Baths: **0**
For Tax Year: **2020**
Exp:
Maint. Fee: **\$482.27**
P.I.D.: **023-867-752**
Mgmt. Co's Name: **NAI GODDARD & SMITH**
View: **Yes: Mountain & River Views**
Complex / Subdiv: **Stave Landings**
Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

Style of Home: **Corner Unit,Upper Unit**
Construction: **Log**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard,Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground,Visitor Parking**
Locker: **No**
Dist. to Transit: Dist to School Bus:
Units in Development: **32**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Gas,Heat,Hot Water,Management,Sewer,Snow remo**
Legal: **STRATA LOT 34, PLAN LMS2910, DISTRICT LOT 1, NEW WESTMINSTER LAND DISTRICT, TOGE**
Amenities: **Elevator,Exercise Centre,In Suite Laundry**
Site Influences: **Central Location,Private Setting,Recreation Nearby,Shopping Nearby**
Features: **ClthWsh/Dry/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 17'			x			x
Main	Kitchen	9'8 x 11'3			x			x
Main	Master Bedroom	11'10 x 14'			x			x
Main	Bedroom	9'6 x 12'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,133	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No
Finished Floor (Basement):	0	# of Pets: Cats: Yes Dogs: Yes			3			No
Finished Floor (Total):	1,133 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.			5			No
Grand Total:	1,133 sq. ft.	Basement: None			6			No
					7			No
					8			No

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

Bright, beautiful penthouse suite on the southeast corner is filled with natural light all year round. This home has been lovingly maintained and it is the first time to go on the market by original owner. This unit was deemed best suite in SLL by the builder. This 1,133 sq. ft. home with an open layout features dramatic 10 ft. vaulted ceilings in the LR and dining rm. Upgrades include Carrera marble vinyl flooring in kitchen and both bathrooms, new gas fireplace, 2 new toilets, new washer and dryer. Mountains, trees and the Fraser river offer perfect views. This building is well maintained, quiet, secure and includes a playground and fitness rm. Minutes to Heritage Park, Westcoast Express, schools and town.

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'.

