

Depth/Size (ft):	100	Bedrooms:	5	Approx. Year Built:	2023
Frontage (ft):	32.00	Bathrooms:	4	Age:	0
Lot Area (sq.ft.)	3,198.00	Full Baths:	3	Zoning:	MD465
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	031-899-650

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	Balcn(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT B SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9105
Amenities:	None
Site Influences:	Central Location,Cul-de-Sac
Features:	
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Royal LePage Wheeler Cheam Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	20' x 15'11	Above	Bedroom	10' x 11'1
Main	Kitchen	12'3 x 9'6	Bsmt	Recreation Room	13'11 x 15'8
Main	Dining Room	10' x 13'1	Bsmt	Bedroom	10'11 x 11'
Main	Patio	4'8 x 11'4			
Above	Primary Bedroom	15'9 x 14'11			
Above	Bedroom	10' x 10'			
Above	Bedroom	9'7 x 11'5			

Finished Floor (Main):	820 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,035 sqft	# Of Kitchens:	1	Below	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	822 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	2,677 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,677 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

NO STRATA FEES, NO BYLAWS! 1/2 duplex located in Mission's newest neighbourhood, close to shopping, all levels of schools (daycare/elementary/middle/high and university). This 3-story home features 5 bedrooms (1 in the basement 4 on the top, with the master having a huge WALK-IN closet), 3.5 bathrooms, tons of room for storage, an upstairs laundry room & a finished basement suite with a separate entry. Luxurious finishes incl. quartz countertops, wide plank laminate floors, a designer colour scheme, energy-efficient gas-forced air heating with an A/C rough-in & much more! Potential basement suite for MORTGAGE HELPER! Beautiful private yard. Quality construction backed by 2-5-10 new home warranty.