

Depth/Size (ft):	Bedrooms: 4	Approx. Year Built: 1985
Frontage (ft):	Bathrooms: 3	Age: 39
Lot Area:	Full Baths: 3	Zoning: S20
Flood Plain:	Half Baths: 0	Gross Taxes: \$6,384.56
Rear Yard Exp:		For Tax Year: 2023
View: Yes		P.I.D.: 003-412-962

Style of Home: Rancher/Bungalow w/Bsmt.	Parking: Total: 6 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Mixed	Parking Access: Front
Foundation:	Parking: Carport; Multiple,Garage; Single,Open
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces: 2 - Fuel: Natural Gas	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold NonStrata
Fuel/Heating: Forced Air,Natural Gas	Property Disc: Yes
Outdoor Area: Balcny(s) Patio(s) Dck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish:	Fixtures Rmvd: No

View: Yes : Mtns, Abbey, Valley
Mgmt. Company:
Complex / Subdiv:
Services Connected: Electricity,Natural Gas,Septic,Water
Legal: LOT 64 SECTION 26 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 63804
Amenities:
Site Influences: Private Setting,Recreation Nearby,Shopping Nearby
Features:
Bylaw Restrict:
Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 5'3	Main	Bedroom	10'1 x 12'3
Main	Living Room	16'9 x 13'7	Bsmt	Family Room	20'11 x 15'9
Main	Dining Room	15'7 x 20'6	Bsmt	Bedroom	10'4 x 11'7
Main	Kitchen	18'2 x 11'0	Bsmt	Walk-In Closet	5'7 x 4'0
Main	Primary Bedroom	15'1 x 12'3	Bsmt	Office	13'5 x 11'7
Main	Walk-In Closet	5'11 x 4'8	Bsmt	Laundry	17'0 x 7'11
Main	Bedroom	10'0 x 8'10	Bsmt	Mud Room	8'3 x 19'0

Finished Floor (Main): 1,487 sqft	# Of Rooms: 14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	No
Finished Floor (Below): 1,293 sqft	# Of Levels: 2	Main	3	Yes
Finished Floor (Bsmt): 0 sqft	Suite: None	Below	4	No
Finished Floor (Total): 2,780 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: Fully Finished,Separate Entry			
Grand Total: 2,780 sqft	Beds In Bsmt: 1 / 4			
	# Of Pets:			

Private oasis in one of Mission's finest neighbourhoods. Sustainable living with a bountiful garden with berries to greens to quinoa. Enjoy living off the land, surrounded by nature. Pristine 1-acre property with breathtaking views of Mt Cheam & Abbey Tower. This lovely rancher with a basement was beautifully remodelled 12 years ago. Main floor has hardwood flooring. Kitchen showcases granite countertops, maple cabinetry & stainless steel appliances. Adjacent is a spacious dining room w/ sunlit atrium that captures panoramic views of the meticulously manicured yard and distant mountains. 3 bedrooms on the main floor. Primary bedroom has a 3-piece ensuite. Lower-level walk-out basement has expansive windows, and embraces the surrounding beauty. Close to schools. Potential subdivide .5 acre.