

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	1	Age:	31
Lot Area:		Full Baths:	1	Zoning:	DT1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,456.78
Rear Yard Exp:		Maint. Fee:	388.12	For Tax Year:	2023
View:	No			P.I.D.:	017-664-756

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	ECM Management - 604-855-9895
Complex / Subdiv:	Mission Manor
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 17, PLAN LMS257, DISTRICT LOT 411, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry, Storage
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 13'	Main	Foyer	4'5 x 6'1
Main	Kitchen	11'4 x 15'1			
Main	Dining Room	12'1 x 9'7			
Main	Primary Bedroom	10'9 x 14'2			
Main	Walk-In Closet	7'4 x 5'			
Main	Den	10'8 x 11'11			
Main	Laundry	6' x 6'1			

Finished Floor (Main):	1,054 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,054 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,054 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Most affordable option on the market for 1,000+ sq ft of living space in this bright & spacious ground-floor 1 bedroom plus huge (bedroom-size) den unit in a prime downtown location! Priced to sell below assessed value and with no age restrictions, 2 pets & rentals allowed, this is a great option for investors, first-time buyers or those looking to downsize. In-suite laundry; gas fireplace (gas in fall & winter incl. in strata fees); handy walk-in closet leading through to bathroom; plenty of storage space (incl. locker); 200 sq ft patio space stretches the length of the unit. Just blocks from shopping, downtown Mission & the West Coast Express commuter train; convenient to schools, leisure centre; easy access to parks & highways.