

Depth/Size (ft):	(1.73AC)	Bedrooms:	3	Approx. Year Built:	1974
Frontage (ft):	292.00	Bathrooms:	2	Age:	50
Lot Area: (Acres)	1.73	Full Baths:	2	Zoning:	RR7S
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,858.35
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	029-552-435

Style of Home:	Rancher/Bungalow	Parking:	Total: 20 - Covered: 8
Construction:	Frame - Wood	Covered Parking:	8
Exterior:	Mixed	Parking Access:	Front,Rear
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Septic

Legal: LOT 1 SECTION 34 TOWNSHIP 17 NEW WESTMINSTER DISTRICTPLAN EPP46397

Amenities: Garden,In Suite Laundry,Storage,Workshop Detached

Site Influences: Private Setting,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'2 x 5'7	Main	Bedroom	11'11 x 9'9
Main	Kitchen	12'10 x 11'4	Main	Bedroom	11'11 x 9'9
Main	Dining Room	12'10 x 9'5	Main	Laundry	12'10 x 7'4
Main	Living Room	12'10 x 24'1			
Main	Family Room	11'7 x 19'9			
Main	Primary Bedroom	9'5 x 17'11			
Main	Walk-In Closet	4'1 x 5'4			

Finished Floor (Main):	2,066 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,066 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,066 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

HOUSE WITH DREAM 40X60 HEATED SHOP AND RENOVATED RANCHER! HUGE 2378 SQ FT SHOP with two 12' & two 14' doors, LED lighting & huge gas heater! Bring your cars, toys, RV, lifts etc. Gorgeous 3 bed, 2 bath updated rancher home sits on 1.7 fully fenced tranquil acres with tons of space for all the toys! This home features a massive living & family room both w/gas fireplaces & a big covered patio off the family room for entertaining. The kitchen boasts plenty of quartz counter space, shaker style soft close cabinets & S/S appliances. Large primary bedroom with two closets & En suite with soaker tub, 2 more good sized bedrooms & family bathroom. RR7s Zoning allows a duplex, secondary suite, coach house, garden suite or home occupation! (Buyer to verify with City of Mission)