R2859326 House with Acreage

9126 WELLS AVENUE MISSION

Mission BC, V2V 6X7

Residential Detached
\$1,597,500 (LP)

Depth/Size (ft):	291	Bedrooms:	4	Approx. Year Buil	t: 1987	,
Frontage (ft):	173.00	Bathrooms:	4	Age:	37	
ot Area: (Acres)	1.23	Full Baths:	4	Zoning:	S20	
lood Plain:		Half Baths:	0	Gross Taxes:	\$6,07	79.30
lear Yard Exp:	East			For Tax Year:	2023	1
/iew:				P.I.D.:		965-414
				ļ		
tyle of Home:	4 Level Split		Parking:	Total: 15 - Covered	1: 2	
construction:	Frame - Wood		Covered Parking:	2		
xterior:	Mixed,Stone,Vinyl		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:			
enovations:	Partly		Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	а	
uel/Heating:	Electric,Forced Air,Nat	tural Gas	Property Disc:	Yes		
outdoor Area:	Patio(s) & Deck(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Mixed, Vinyl/Linoleum,	Carpet	Fixtures Rmvd:	No		
lgmt. Company: complex / Subdiv:	Electricity,Natural Gas	s,Septic,Water				
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Legal: Limenities: Site Influences: Features:	LOT 2 PLAN NWP716 Central Location,Cul-c	613 SEC 33 TWP 17 NWLD	pa/Swirlpool			
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	LOT 2 PLAN NWP716 Central Location,Cul-c	513 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S	pa/Swirlpool			
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW	513 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S	pa/Swirlpool Floor	Туре	Dimens	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd	313 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S		Type Bedroom	Dimen : 9'10 x S	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd	513 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions	Floor			9'7
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room	513 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4	Floor Above	Bedroom	9'10 x 9	9'7 10'3
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room	S13 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4 18'8 x 12'10	Floor Above Above	Bedroom Bedroom	9'10 x 9 9'10 x 1	9'7 10'3 11'4
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain elow	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen	513 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6	Floor Above Above Bsmt	Bedroom Bedroom Recreation Room	9'10 x 9 9'10 x 1 17'2 x 1	9'7 10'3 11'4 16'9
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: .ylaw Restric: isting Broker(s): loor lain lain elow elow	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room	513 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9	Floor Above Above Bsmt Bsmt	Bedroom Bedroom Recreation Room Games Room	9'10 x 9 9'10 x 1 17'2 x 1 18'2 x 1	9'7 10'3 11'4 16'9
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain elow elow elow	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom	513 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5	Floor Above Above Bsmt Bsmt	Bedroom Bedroom Recreation Room Games Room	9'10 x 9 9'10 x 1 17'2 x 1 18'2 x 1	9'7 10'3 11'4 16'9
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain ain elow elow elow bove	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom Laundry Primary Bedroom	Dimensions 19'11 x 13'4 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5 15'7 x 8'1 13'4 x 12'8	Floor Above Above Bsmt Bsmt Bsmt	Bedroom Bedroom Recreation Room Games Room Storage	9'10 x 9 9'10 x 1 17'2 x 1 18'2 x 1 8' x 6'2	9'7 10'3 11'4 16'9
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain elow elow elow elow bove	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom Laundry Primary Bedroom	213 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5 15'7 x 8'1 13'4 x 12'8 # Of Rooms:	Floor Above Above Bsmt Bsmt Bsmt	Bedroom Bedroom Recreation Room Games Room Storage Bathroom Floor	9'10 × 9 9'10 × 1 17'2 × 1 18'2 × 1 8' × 6'2 # of Pieces	9'7 10'3 11'4 16'9 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain elow elow elow elow bove nished Floor (Main): nished Floor (Above):	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom Laundry Primary Bedroom	bit3 SEC 33 TWP 17 NWLD be-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5 15'7 x 8'1 13'4 x 12'8 # Of Rooms: # Of Kitchens:	Floor Above Above Bsmt Bsmt Bsmt 12 1	Bedroom Bedroom Recreation Room Games Room Storage Bathroom Floor Above	9'10 × 5 9'10 × 1 17'2 × 1 18'2 × 1 8' × 6'2 # of Pieces 4	9'7 10'3 11'4 16'9 Ensuite? No
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain elow elow elow elow bove inished Floor (Main): inished Floor (Below):	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom Laundry Primary Bedroom 1,552 sqft 635 sqft 0 sqft	b13 SEC 33 TWP 17 NWLD be-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S . Dimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5 15'7 x 8'1 13'4 x 12'8 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above Bsmt Bsmt Bsmt 12 1 4	Bedroom Bedroom Recreation Room Games Room Storage Bathroom Floor Above Above	9'10 × 9 9'10 × 1 17'2 × 1 18'2 × 1 8' × 6'2 # of Pieces 4 3	9'7 10'3 11'4 16'9 Ensuite? No Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain elow elow elow elow bove nished Floor (Main): nished Floor (Below): nished Floor (Bsmt):	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom Laundry Primary Bedroom 1,552 sqft 635 sqft 0 sqft 678 sqft	bit3 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S bimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5 15'7 x 8'1 13'4 x 12'8 # Of Rooms: # Of Levels: Suite:	Floor Above Above Bsmt Bsmt Bsmt 12 1	Bedroom Bedroom Recreation Room Games Room Storage Bathroom Floor Above Above Below	9'10 × 9 9'10 × 1 17'2 × 1 18'2 × 1 8' × 6'2 # of Pieces 4 3 3	9'7 10'3 11'4 16'9 Ensuite? No Yes No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): loor Main Main Bain Bain Bain Bain Bain Bain Bain B	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom Laundry Primary Bedroom 1,552 sqft 635 sqft 0 sqft 678 sqft 2,865 sqft	bit3 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5 15'7 x 8'1 13'4 x 12'8 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Above Above Bsmt Bsmt Bsmt 12 1 4 None	Bedroom Bedroom Recreation Room Games Room Storage Bathroom Floor Above Above	9'10 × 9 9'10 × 1 17'2 × 1 18'2 × 1 8' × 6'2 # of Pieces 4 3	9'7 10'3 11'4 16'9 Ensuite? No Yes
Agmt. Company: complex / Subdiv: cervices Connected: egal: umenities: site Influences: ceatures: cylaw Restric: isting Broker(s): loor lain l	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom Laundry Primary Bedroom 1,552 sqft 635 sqft 0 sqft 678 sqft 2,865 sqft 0 sqft	bit3 SEC 33 TWP 17 NWLD be-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S bimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5 15'7 x 8'1 13'4 x 12'8 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	Floor Above Above Bsmt Bsmt Bsmt 12 1 4 None Crawl,Full,Part	Bedroom Bedroom Recreation Room Games Room Storage Bathroom Floor Above Above Below	9'10 × 9 9'10 × 1 17'2 × 1 18'2 × 1 8' × 6'2 # of Pieces 4 3 3	9'7 10'3 11'4 16'9 Ensuite? No Yes No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Below Below Below Below Below Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: Grand Total:	LOT 2 PLAN NWP716 Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd Type Living Room Dining Room Kitchen Family Room Primary Bedroom Laundry Primary Bedroom 1,552 sqft 635 sqft 0 sqft 678 sqft 2,865 sqft	bit3 SEC 33 TWP 17 NWLD de-Sac,Private Yard Vsh/Dryr/Frdg/Stve/DW,Hot Tub S Dimensions 19'11 x 13'4 18'8 x 12'10 18'3 x 10'6 12'6 x 12'9 12'4 x 11'5 15'7 x 8'1 13'4 x 12'8 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Above Above Bsmt Bsmt Bsmt 12 1 4 None	Bedroom Bedroom Recreation Room Games Room Storage Bathroom Floor Above Above Below	9'10 × 9 9'10 × 1 17'2 × 1 18'2 × 1 8' × 6'2 # of Pieces 4 3 3	9'7 10'3 11'4 16'9 Ensuite? No Yes No

Welcome to this exquisite residence, brimming with features. Nestled on 1.24 acres of land, this 2,865 sq ft 4-level split home boasts a myriad of updates, including a gournet kitchen, renovated bathrooms, a new furnace, hot water on demand system, upgraded windows, roof, and electrical. The open floorplan lends itself beautifully to hosting gatherings, while the presence of two primary bedrooms makes it ideal for accommodating older children or extended family members. Step outside onto the covered deck, complete with a sunken hot tub, offering serene views of the surrounding greenspace. Additionally, a barn on the property presents an exciting opportunity for those interested in starting a hobby farm. All if this makes this the perfect place to call home!

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