

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	32.00	<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	14,157.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R558
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,171.58
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	005-745-233

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 7, PLAN NWP59427, PART SE1/4, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 15'8	Main	Walk-In Closet	4'7 x 3'10	Bsmt	Walk-In Closet	4'11 x 4'2
Main	Kitchen	10'9 x 7'10	Main	Foyer	9'8 x 3'10	Bsmt	Flex Room	9'1 x 9'4
Main	Dining Room	9'4 x 10'8	Bsmt	Family Room	12'4 x 13'10	Bsmt	Utility	4'1 x 7'11
Main	Eating Area	8'9 x 7'7	Bsmt	Kitchen	10' x 9'3			
Main	Primary Bedroom	13'4 x 12'2	Bsmt	Dining Room	9'1 x 9'5			
Main	Bedroom	9'4 x 9'11	Bsmt	Bedroom	12'4 x 10'10			
Main	Bedroom	9'4 x 9'	Bsmt	Bedroom	9'6 x 11'4			

<b>Finished Floor (Main):</b>	1,208 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	1,165 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,373 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,373 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Everything a growing family needs in this 5-bedroom rancher w/ basement home complete with 2-bedroom separate-entry unauthorized suite with kitchen & laundry, mountain views, a huge 1/3 acre lot, and situated on a quiet cul-de-sac. Spacious and bright interior across 2,300 sqft of living space - 3 bedrooms and large living room on main; walk-out basement below with 2 beds and flex room currently used as 3rd bedroom. Large fenced and tiered backyard is perfect for kids playing or adults to use the multiple decks and patio areas to enjoy the views and landscaping; also includes handy detached workshop (14x12) & shed. Conveniently located minutes from schools, parks, recreation (tennis, basketball, lacrosse courts), leisure centre, downtown Mission and the West Coast Express commuter train.