

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	5	Age:	2
Lot Area (sq.ft.):	5,159.00	Full Baths:	5	Zoning:	UC465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,088.62
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	031-172-849

Style of Home:	Basement Entry	Parking:	Total: 2 - Covered: 5
Construction:	Concrete Frame	Covered Parking:	5
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,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:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 10 SECTION 29 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN EPP94773
Amenities:	In Suite Laundry
Site Influences:	Golf Course Nearby,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Security - Roughed In,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 12'10	Main	Bedroom	10' x 10'1	Bsmt	Bedroom	12'1 x 11'1
Main	Dining Room	12'11 x 9'0	Main	Primary Bedroom	12'1 x 14'6	Bsmt	Living Room	7'9 x 11'1
Main	Kitchen	12'9 x 15'10	Main	Walk-In Closet	6'4 x 7'11	Bsmt	Dining Room	4'0 x 7'4
Main	Eating Area	12'1 x 6'2	Bsmt	Study	12'1 x 9'11	Bsmt	Kitchen	10'11 x 8'2
Main	Family Room	10'1 x 13'6	Bsmt	Living Room	12'1 x 6'6	Bsmt	Laundry	14'5 x 6'2
Main	Bedroom	10'11 x 10'1	Bsmt	Dining Room	12'1 x 5'4	Bsmt	Storage	5'7 x 7'7
Main	Walk-In Closet	5'0 x 4'9	Bsmt	Kitchen	12'1 x 9'10	Bsmt	Bedroom	13'4 x 10'1

Finished Floor (Main):	1,695 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	4	No
Finished Floor (Below):	1,641 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Main	4	No
Finished Floor (Total):	3,336 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	3,336 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Custom-built home, located in a peaceful and family-friendly neighbourhood in Mission, is only 2 years old. Boasting 6 bed+den, and 6 bathrooms. Grand tile foyer welcomes you to this open-concept floor plan. Main floor features 3 beds & 3 baths, an amazing kitchen with high-end s/s steel appliances (gas stove), and a large island that can double as a table. Additionally, there's a formal living/dining area and a nice walkout deck from the kitchen. Downstairs, you'll find two 2-bedroom basement suites, each with its own laundry, flexibility for extended family, home-based businesses, or rental income. The backyard is fully fenced and backs onto a greenbelt, which means no neighbours behind you. The extended driveway has an EV charger and offers plenty of parking space.