32663 CUNNINGHAM AVENUE MISSION

Mission BC, V4S 0E5

				Mission BC, V4	5 0E5			\$1,489,000 (LP)
Depth/Size (ft):		Bedrooms:	6		Approx. Year Bui	ilt: 20	22
Frontage (ft)	-		Bathrooms:	5		Age:	2	
Lot Area: (so		5,159.00	Full Baths:	5		Zoning:		2465
Flood Plain:		No	Half Baths:	0		Gross Taxes:		,088.62
Rear Yard Ex				0		For Tax Year:	¢0 20	
View:	-	No				P.I.D.:		1-172-849
Style of Horr	ne:	Basement Entry		Pa	arking:	Total: 2 - Covered	: 5	
Construction:		Concrete Frame			overed Parking:	5		
Exterior:		Fibre Cement Board, Mixed, Stone		Pa	arking Access:	Front		
Foundation:	1			Pa	arking:	Add. Parking Avai	l.,Grge/Double	Tandem
Rain Screen	:			Lo	ocker:			
Renovations	s:			Ur	nits in Dev:			
# of Fireplac	es: 2	2 - Fuel: Electric,Natural	Gas	Di	stance to:			
Water Supply:		City/Municipal			tle to Land:	Freehold NonStrata		
Fuel/Heating	g: I	Forced Air,Natural Gas		Pr	operty Disc:	Yes		
Outdoor Are	ea: I	Balcny(s) Patio(s) Dck(s)		PA	AD Rental:			
Type of Root	f: /	Asphalt		Fiz	xtures Leased:	No		
Floor Finish	:			Fiz	xtures Rmvd:	No		
Mamt Com								
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	ubdiv: onnected: ces:	Community,Electricity,Na LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/	WNSHIP 17 NEW W	ESTMINSTER DIS	TRICT PLAN EPP94773	Narm		
Complex / S Services Co Legal: Amenities: Site Influence Features:	ubdiv: onnected: ces: ric:	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura	WNSHIP 17 NEW W al Setting DW,Garage Door Op	ESTMINSTER DIS	TRICT PLAN EPP94773	Narm		
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	ubdiv: onnected: ces: ric:	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/	WNSHIP 17 NEW W al Setting DW,Garage Door Op	ESTMINSTER DIS	TRICT PLAN EPP94773		Гуре	Dimensions
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	ubdiv: onnected: ces: ric: ker(s):	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend	WNSHIP 17 NEW W al Setting DW,Garage Door Op croft	ESTMINSTER DIS	TRICT PLAN EPP94773 y - Roughed In,Smoke A	Floor 1	Type Bedroom	Dimensions 12'1 x 11'1
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	ubdiv: onnected: ces: ric: ker(s): Type	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0	WNSHIP 17 NEW Wi al Setting DW,Garage Door Op croft Floor	ESTMINSTER DIS ⁻ ener,Pantry,Securit Type	TRICT PLAN EPP94773 y - Roughed In,Smoke A Dimensions 10' x 10'1	Floor 7 Bsmt E Bsmt L	Bedroom ∟iving Room	12'1 x 11'1 7'9 x 11'1
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main	ubdiv: onnected: ces: ric: ker(s): Type Living Room	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstenc Dimensions 11'8 x 12'10	WNSHIP 17 NEW Wi al Setting DW,Garage Door Op croft Floor Main	ESTMINSTER DIS ⁻ ener,Pantry,Securit Type Bedroom	TRICT PLAN EPP94773 ty - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6	Floor T Bsmt E Bsmt L	Bedroom	12'1 x 11'1
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main	rubdiv: onnected: ces: ric: ker(s): Type Living Room Dining Room	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0	WNSHIP 17 NEW Wi al Setting DW,Garage Door Op croft Floor Main Main	ESTMINSTER DIS ⁻ ener,Pantry,Securit Type Bedroom Primary Bedroor	TRICT PLAN EPP94773 ty - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6	Floor 1 Bsmt E Bsmt L Bsmt I	Bedroom ∟iving Room	12'1 x 11'1 7'9 x 11'1
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main	rubdiv: onnected: ces: ric: cer(s): Type Living Room Dining Room Kitchen	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10	WNSHIP 17 NEW W al Setting DW,Garage Door Op croft Floor Main Main Main	ESTMINSTER DIS ⁻ ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet	TRICT PLAN EPP94773 ty - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6 6'4 x 7'11	Floor 1 Bsmt E Bsmt L Bsmt E Bsmt F	Bedroom Living Room Dining Room	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main	<pre>iubdiv: innected: ces: ic: ic: icer(s): Type Living Room Dining Room Kitchen Eating Area</pre>	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2	WNSHIP 17 NEW Wi al Setting DW,Garage Door Op croft Floor Main Main Bain Bsmt	ESTMINSTER DIS ⁻ ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study	TRICT PLAN EPP94773 by - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6 12'1 x 5'4	Floor T Bsmt E Bsmt L Bsmt F Bsmt F Bsmt L	Bedroom Living Room Dining Room Kitchen	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main	<pre>iubdiv: innected: ces: ic: ker(s): Type Living Room Dining Room Kitchen Eating Area Family Room</pre>	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2 10'1 x 13'6 10'11 x 10'1	WNSHIP 17 NEW Wi al Setting DW,Garage Door Op croft Floor Main Main Bsmt Bsmt	ESTMINSTER DIS ⁻ ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study Living Room	TRICT PLAN EPP94773 by - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6	Floor T Bsmt E Bsmt L Bsmt F Bsmt L Bsmt L Bsmt S	Bedroom Living Room Dining Room Kitchen Laundry	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2 14'5 x 6'2
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main	rubdiv: ponnected: ces: ric: rer(s): Type Living Room Dining Room Kitchen Eating Area Family Room Bedroom Walk-In Close	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2 10'1 x 13'6 10'11 x 10'1	WNSHIP 17 NEW Wi al Setting DW,Garage Door Op croft Floor Main Main Bsmt Bsmt Bsmt Bsmt	ESTMINSTER DIS ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study Living Room Dining Room Kitchen	TRICT PLAN EPP94773 by - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6 12'1 x 5'4 12'1 x 9'10	Floor T Bsmt E Bsmt L Bsmt F Bsmt L Bsmt L Bsmt S	Bedroom Living Room Dining Room Kitchen Laundry Storage	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2 14'5 x 6'2 5'7 x 7'7 13'4 x 10'1 Ensuite?
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Aubdiv: Annected: Ces: Fic: fic: fic: fixer(s): Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Bedroom Walk-In Close Foor (Main): foor (Above):	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2 10'1 x 13'6 10'11 x 13'6 10'11 x 10'1 t 5'0 x 4'9 1,695 sqft D sqft	WNSHIP 17 NEW Wa al Setting DW,Garage Door Op croft Floor Main Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	ESTMINSTER DIS ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study Living Room Dining Room Kitchen 23 5: 3	TRICT PLAN EPP94773 by - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6 12'1 x 5'4 12'1 x 9'10	Floor T Bsmt E Bsmt L Bsmt E Bsmt L Bsmt S Bsmt E Bsmt E Bsmt E	Bedroom Living Room Dining Room Kitchen Laundry Storage Bedroom # of Pieces 4	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2 14'5 x 6'2 5'7 x 7'7 13'4 x 10'1 Ensuite? No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Aubdiv: Annected: Ces: Fic: Ker(s): Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Bedroom Walk-In Close Foor (Main): Foor (Above): Coor (Below):	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2 10'1 x 13'6 10'11 x 13'6 10'11 x 10'1 t 5'0 x 4'9 1,695 sqft 0 sqft 1,641 sqft	WNSHIP 17 NEW Wa al Setting DW,Garage Door Op croft Floor Main Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	ESTMINSTER DIS ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study Living Room Dining Room Kitchen	TRICT PLAN EPP94773 by - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6 12'1 x 5'4 12'1 x 9'10	Floor 1 Bsmt E Bsmt L Bsmt F Bsmt L Bsmt S Bsmt S Bsmt E	Bedroom Living Room Dining Room Kitchen Laundry Storage Bedroom # of Pieces	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2 14'5 x 6'2 5'7 x 7'7 13'4 x 10'1 Ensuite?
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Aubdiv: Aub	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2 10'1 x 13'6 10'11 x 13'6 10'11 x 10'1 t 5'0 x 4'9 1,695 sqft 0 sqft 1,641 sqft 0 sqft	WNSHIP 17 NEW Wa al Setting DW,Garage Door Op croft Floor Main Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	ESTMINSTER DIS ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study Living Room Dining Room Kitchen 23 5: 3 2	TRICT PLAN EPP94773 by - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6 12'1 x 5'4 12'1 x 9'10	Floor T Bsmt E Bsmt L Bsmt H Bsmt L Bsmt S Bsmt E Bsmt E Bsmt E Bsmt E	Bedroom Living Room Dining Room Kitchen Laundry Storage Bedroom # of Pieces 4 4 4	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2 14'5 x 6'2 5'7 x 7'7 13'4 x 10'1 Ensuite? No No No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Aubdiv: ponnected: ces: ric: cer(s): Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Bedroom Walk-In Close por (Main): por (Above): for (Below): por (Bsmt): for (Total):	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2 10'1 x 13'6 10'11 x 10'1 t 5'0 x 4'9 1,695 sqft 0 sqft 1,641 sqft 0,336 sqft	WNSHIP 17 NEW Wa al Setting DW,Garage Door Op croft Floor Main Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	ESTMINSTER DIS ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study Living Room Dining Room Kitchen 23 5: 2 3 2 Height:	TRICT PLAN EPP94773 y - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6 12'1 x 5'4 12'1 x 9'10 3	Floor T Bsmt E Bsmt L Bsmt L Bsmt L Bsmt S Bsmt S Bsmt E Bsmt E Bsmt E Main Main Main Bsmt	Bedroom Living Room Dining Room Kitchen Laundry Storage Bedroom # of Pieces 4 4 4 4	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2 14'5 x 6'2 5'7 x 7'7 13'4 x 10'1 Ensuite? No No No No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Broke Floor Main Main Main Main Main Main Main Main	Aubdiv: ponnected: ces: ric: cer(s): Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Bedroom Walk-In Close por (Main): por (Above): por (Below): por (Below): por (Total): Floor:	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2 10'1 x 13'6 10'11 x 13'6 10'11 x 10'1 t 5'0 x 4'9 1,695 sqft 0 sqft 1,641 sqft 0 sqft	WNSHIP 17 NEW Wa al Setting DW,Garage Door Op croft Floor Main Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	ESTMINSTER DIS ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study Living Room Dining Room Kitchen 23 s: 3 2 Height: Fu	TRICT PLAN EPP94773 y - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6 12'1 x 5'4 12'1 x 9'10 3 ully Finished,Separate ntry	Floor T Bsmt E Bsmt L Bsmt H Bsmt L Bsmt S Bsmt E Bsmt E Bsmt E Bsmt E	Bedroom Living Room Dining Room Kitchen Laundry Storage Bedroom # of Pieces 4 4 4	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2 14'5 x 6'2 5'7 x 7'7 13'4 x 10'1 Ensuite? No No No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Aubdiv: ponnected: ces: ric: cer(s): Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Bedroom Walk-In Close por (Main): por (Above): por (Below): por (Below): por (Total): Floor:	LOT 10 SECTION 29 TO In Suite Laundry Golf Course Nearby,Rura ClthWsh/Dryr/Frdg/Stve/ Royal LePage - Wolstend Dimensions 11'8 x 12'10 12'11 x 9'0 12'9 x 15'10 12'1 x 6'2 10'1 x 13'6 10'11 x 10'1 t 5'0 x 4'9 1,695 sqft 0 sqft 1,641 sqft 0 sqft 3,336 sqft 0 sqft	WNSHIP 17 NEW Wa al Setting DW,Garage Door Op croft Floor Main Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	ESTMINSTER DIS ener,Pantry,Securit Type Bedroom Primary Bedroor Walk-In Closet Study Living Room Dining Room Kitchen 23 s: 3 2 Height: Fu	TRICT PLAN EPP94773 by - Roughed In,Smoke A Dimensions 10' x 10'1 m 12'1 x 14'6 6'4 x 7'11 12'1 x 9'11 12'1 x 6'6 12'1 x 5'4 12'1 x 9'10 3 ully Finished,Separate	Floor T Bsmt E Bsmt L Bsmt L Bsmt L Bsmt S Bsmt S Bsmt E Bsmt E Bsmt E Main Main Main Bsmt	Bedroom Living Room Dining Room Kitchen Laundry Storage Bedroom # of Pieces 4 4 4 4	12'1 x 11'1 7'9 x 11'1 4'0 x 7'4 10'11 x 8'2 14'5 x 6'2 5'7 x 7'7 13'4 x 10'1 Ensuite? No No No No

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 welcoms 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, flexiability 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.



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.