

Depth/Size (ft):	618(3.10AC)	Bedrooms:	6	Approx. Year Built:	2001
Frontage (ft):	215.00	Bathrooms:	3	Age:	23
Lot Area: (Acres)	3.10	Full Baths:	3	Zoning:	RU16
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,801.73
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	008-873-470

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 24 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mt. Baker & Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 40 SECTION 30 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 20599
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 18'4	Main	Laundry	11'7 x 7'0	Bsmt	Bedroom	15'6 x 15'2
Main	Dining Room	13'3 x 14'3	Main	Mud Room	10'8 x 7'0	Bsmt	Bedroom	11'4 x 12'7
Main	Kitchen	15'6 x 12'11	Main	Foyer	8'0 x 9'1	Bsmt	Utility	9'6 x 10'11
Main	Primary Bedroom	14'4 x 17'10	Bsmt	Media Room	20'0 x 10'11			
Main	Walk-In Closet	9'8 x 7'5	Bsmt	Family Room	25'0 x 15'2			
Main	Bedroom	11'10 x 15'4	Bsmt	Bedroom	12'1 x 15'2			
Main	Bedroom	11'10 x 13'9	Bsmt	Living Room	11'11 x 19'0			

Finished Floor (Main):	2,042 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	2,031 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	4,073 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full, Fully Finished			
Grand Total:	4,073 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

The Silverdale Comprehensive Plan is set to double Mission's size. The south property line is 1/4km away from Morningstar's first project of fully serviced new homes. 3.1 acres with 2 gated road frontages, sweeping views of Mt. Baker and the Fraser Valley, and no watercourses. The 6-bedroom, 3-bath open floorplan beautiful rancher with a walkout basement and separate 23'x22'10" garage, was built in 2001 and takes full advantage of the setting. Detached 22x35 shop with 15ft ceiling, built in 2022 with RV and welding plugs plus a 7'9x12'2 shed, also a 22'x16' lean-to and greenhouse built in 2020. Ideal living while awaiting future development, presenting a fantastic opportunity for a fruitful investment.