

Depth/Size (ft):	132.4	Bedrooms:	6	Approx. Year Built:	2007
Frontage (ft):	50.00	Bathrooms:	4	Age:	17
Lot Area: (sq.ft.)	6,619.00	Full Baths:	4	Zoning:	RC372
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,680.31
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	026-863-677

Style of Home:	Basement Entry	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT29 PLAN BCP26897 SECTION 28 TOWNSHIP 17 LAND DISTRICT 36
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	11'0 x 17'0	Main	Walk-In Closet	5'0 x 7'0	Bsmt	Bedroom	11'0 x 11'0
Main	Eating Area	11'0 x 12'0	Main	Bedroom	11'0 x 13'0	Bsmt	Kitchen	6'0 x 7'0
Main	Kitchen	11'0 x 16'0	Main	Bedroom	12'0 x 14'0	Bsmt	Living Room	6'0 x 7'0
Main	Living Room	11'0 x 12'0	Bsmt	Laundry	10'0 x 11'0	Bsmt	Bedroom	11'0 x 11'0
Main	Dining Room	10'0 x 12'0	Bsmt	Living Room	16'0 x 26'0	Bsmt	Foyer	6'0 x 8'0
Main	Primary Bedroom	13'0 x 17'0	Bsmt	Kitchen	11'0 x 14'0			
			Bsmt	Bedroom	11'0 x 11'0			

Finished Floor (Main):	1,771 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,616 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	3,387 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Separate Entry			
Grand Total:	3,387 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

This beautiful home in Mission is almost 3400 sqft with a large 6619 sqft lot. With two storeys, this home has plenty of room for everyone. Located in a fantastic, friendly neighbourhood in Cedar Valley, close to all amenities. Schools, Parks, Shopping, Rec. centre, etc. Don't miss your opportunity to make this stunning home yours! Mortgage helper basements, including a gorgeous and spacious 2 bedroom suite & 1 bedroom suite. The potential for this home is only limited by your imagination!