30883 SILVERHILL AVENUE MISSION

Mission-West, V4S 1G9

Residential Detached \$2,499,999 (LP)

Depth/Size ((ft):	655.2	Bedrooms:	5		Approx. Year Bu	ilt: 199	99
Frontage (ft)		326.50	Bathrooms:	4		Age:	25	
Lot Area: (A	-	6.30	Full Baths:	4		Zoning:	SFI	
Flood Plain:	-		Half Baths:	0		Gross Taxes:	\$8,	383.13
Rear Yard Ex	xp:					For Tax Year:	202	
View:	•	No				P.I.D.:		-144-861
Style of Hom	ne:	2 Storey w/Bsmt.		Par	king:	Total: 10 - Covere	ed: 3	
Construction	n:	Frame - Wood			vered Parking:	3		
Exterior:		Mixed			king Access:	Front		
Foundation:					king:	Garage; Triple,Op	ben	
Rain Screen					cker:			
Renovations	-				its in Dev:			
# of Fireplac		2 - Fuel: Natural Gas			tance to:			
Water Supply:		Well - Drilled			e to Land:	Freehold NonStrata		
Fuel/Heating	•	Forced Air,Natural Gas			perty Disc:	Yes		
Outdoor Are		Patio(s) & Deck(s),Sunder	ck(s)		D Rental:			
Type of Roo		Tile - Concrete			tures Leased:	No		
Floor Finish	1			Fix	tures Rmvd:	No		
		No						
View: Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main	Subdiv: connected: ces: ric: ker(s): Type Kitchen Family Room Dining Room Living Room Den	n 10'11 x 17'10 1 14'8 x 18'3 9'10 x 9'8	SECTION 1, TOWNSH rivate Setting,Private Y DW,Garage Door Open Floor Above Above Above Above Above Above	ard,Rural Setting her,Hot Tub Spa/Sv Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom	wirlpool,Microwave,C Dimensions 9'4 x 8' 12'6 x 12'1 12'4 x 12'10 11'2 x 11'4 10'11 x 13'2	oven - Built In,Range Top	9,Refrigerator Type Games Room	Dimensions 15'8 x 18'11
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Kitchen Family Room Dining Room Living Room Den Laundry	LOT 1, PLAN EPP98469, Greenbelt,Paved Road,Pr ClthWsh/Dryr/Frdg/Stve/E Stonehaus Realty Corp. Dimensions 17'9 x 14'6 n 14'6 x 14'6 n 10'11 x 17'10 14'8 x 18'3 9'10 x 9'8 6'4 x 9'8	SECTION 1, TOWNSH rivate Setting,Private Y DW,Garage Door Open Floor Above Above Above Above Above Bsmt	ard,Rural Setting her,Hot Tub Spa/Sv Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom Recreation Room	wirlpool,Microwave,C Dimensions 9'4 x 8' 12'6 x 12'1 12'4 x 12'10 11'2 x 11'4 10'11 x 13'2 15'2 x 33'3	oven - Built In,Range Top	Туре	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Kitchen Family Room Dining Room Living Room Den Laundry	LOT 1, PLAN EPP98469, Greenbelt,Paved Road,Pr ClthWsh/Dryr/Frdg/Stve/E Stonehaus Realty Corp. Dimensions 17'9 x 14'6 n 14'6 x 14'6 n 10'11 x 17'10 14'8 x 18'3 9'10 x 9'8	SECTION 1, TOWNSH rivate Setting,Private Y DW,Garage Door Open Floor Above Above Above Above Above Above	ard,Rural Setting her,Hot Tub Spa/Sv Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom	wirlpool,Microwave,C Dimensions 9'4 x 8' 12'6 x 12'1 12'4 x 12'10 11'2 x 11'4 10'11 x 13'2	oven - Built In,Range Top	Туре	
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Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Flo Finished Flo	Subdiv: Subdiv: ponnected: ces: ric: ker(s): Type Kitchen Family Room Dining Room Dining Room Dining Room Dining Room Den Laundry Primary Bed por (Main): por (Above):	LOT 1, PLAN EPP98469, Greenbelt,Paved Road,Pr ClthWsh/Dryr/Frdg/Stve/E Stonehaus Realty Corp. Dimensions 17'9 x 14'6 n 14'6 x 14'6 n 10'11 x 17'10 14'8 x 18'3 9'10 x 9'8 6'4 x 9'8 Iroom 17' x 14'10 1,797 sqft 1,390 sqft	SECTION 1, TOWNSH rivate Setting,Private Y DW,Garage Door Open Above Above Above Above Bsmt Bsmt # Of Rooms: # Of Kitchens:	ard,Rural Setting her,Hot Tub Spa/Sv Type Walk-In Closet Bedroom Bedroom Bedroom Recreation Room Media Room	wirlpool,Microwave,C Dimensions 9'4 x 8' 12'6 x 12'1 12'4 x 12'10 11'2 x 11'4 10'11 x 13'2 15'2 x 33'3	Oven - Built In,Range Top Floor Bsmt Bathroom Floor Main	Type Games Room # of Pieces 3	15'8 x 18'11 Ensuite? No
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Flo Finished Flo	Subdiv: Subdiv: ponnected: ces: ric: ker(s): Type Kitchen Family Room Dining Room Dining Room Dining Room Den Laundry Primary Bed por (Main): por (Below):	LOT 1, PLAN EPP98469, Greenbelt,Paved Road,Pr ClthWsh/Dryr/Frdg/Stve/E Stonehaus Realty Corp. Dimensions 17'9 x 14'6 n 14'6 x 14'6 n 10'11 x 17'10 14'8 x 18'3 9'10 x 9'8 6'4 x 9'8 Iroom 17' x 14'10 1,797 sqft 1,390 sqft 0 sqft	SECTION 1, TOWNSH rivate Setting,Private Y DW,Garage Door Open Above Above Above Above Bsmt Bsmt # Of Rooms: # Of Kitchens: # Of Levels:	ard,Rural Setting her,Hot Tub Spa/Sv Type Walk-In Closet Bedroom Bedroom Bedroom Recreation Room Media Room 15 1 3	wirlpool,Microwave,C Dimensions 9'4 x 8' 12'6 x 12'1 12'4 x 12'10 11'2 x 11'4 10'11 x 13'2 15'2 x 33'3 11'3 x 19'3	Oven - Built In,Range Top Floor Bsmt Bathroom Floor Main Above	Type Games Room # of Pieces 3 4	15'8 x 18'11 Ensuite? No No
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Above Finished Flo Finished Flo Finished Flo	Subdiv: Subdiv: ponnected: ces: ric: ker(s): Type Kitchen Family Room Dining Room Dining Room Den Laundry Primary Bed por (Main): por (Above): por (Below): por (Bsmt):	LOT 1, PLAN EPP98469, Greenbelt,Paved Road,Pr ClthWsh/Dryr/Frdg/Stve/E Stonehaus Realty Corp. Dimensions 17'9 x 14'6 n 14'6 x 14'6 n 10'11 x 17'10 14'8 x 18'3 9'10 x 9'8 6'4 x 9'8 Iroom 17' x 14'10 1,797 sqft 1,390 sqft 0 sqft 1,589 sqft	SECTION 1, TOWNSH rivate Setting,Private Y DW,Garage Door Open Above Above Above Above Bsmt Bsmt # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ard,Rural Setting her,Hot Tub Spa/Sv Type Walk-In Closet Bedroom Bedroom Bedroom Recreation Room Media Room 15 1 3 Nor	wirlpool,Microwave,C Dimensions 9'4 x 8' 12'6 x 12'1 12'4 x 12'10 11'2 x 11'4 10'11 x 13'2 15'2 x 33'3 11'3 x 19'3	Oven - Built In,Range Top Floor Bsmt Bathroom Floor Main Above Above	Type Games Room # of Pieces 3 4 5	15'8 x 18'11 Ensuite? No No Yes
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POTENTIAL TWO LOT SUB-DIVISION. Enjoy the country life surrounded by nature with room for the entire family. This spacious well maintained home offers 5 bedrooms upstairs, a den on the main floor, and a full basement that could allow for a nanny suite. Situated on 6 plus acres, minutes from hiking & dirt bike/horse/mountain bike trails, lakes, rivers, & fishing. 55 min drive to Vancouver, or hop on the West Coast Express. Enjoy the hot tub on the lower patio, and outdoor shower, surrounded by nature. The second lot would have a panhandle driveway to the back of the property, you could build a new home, and keep the existing home. Quiet dead end road, current zoning allows for a duplex and cottage. Call today!

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