

<b>Depth/Size (ft):</b>	1AC	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	9999
<b>Frontage (ft):</b>	173.00	<b>Bathrooms:</b>	2	<b>Age:</b>	999
<b>Lot Area: (sq.ft.)</b>	43,560.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	S20
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,113.82
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-834-065

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 8 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 1, PLAN NWP61683, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,Storage,Workshop Detached
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'	Bsmt	Recreation Room	16' x 10'
Main	Kitchen	13' x 10'	Bsmt	Laundry	11' x 8'
Main	Dining Room	16' x 7'			
Main	Bedroom	13'6 x 12'6			
Main	Bedroom	14' x 8'6			
Main	Bedroom	11' x 8'			
Bsmt	Bedroom	10'6 x 8'			

<b>Finished Floor (Main):</b>	1,122 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,100 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,222 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,222 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Investor/developer opportunity! Acreage on city water in coveted Hatzic area, which is already seeing lots of development, and only minutes from downtown Mission, Highway access & West Coast Express commuter train. Private lot with mature trees, fantastic mountain views and close enough to hear the bells from Westminster Abbey! Quaint 4-bedroom, 2 full bath rancher with some updates; new hot water tank; new deck; some newer windows, doors and roof; landscaped yard and gardens; close to schools of all levels & amenities.