

Depth/Size (ft):	125	Bedrooms:	4	Approx. Year Built:	1943
Frontage (ft):	141.00	Bathrooms:	1	Age:	81
Lot Area: (sq.ft.)	17,816.04	Full Baths:	1	Zoning:	R930
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,010.95
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	007-719-507

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View: Yes : TREE LINDED PROPERTY

Mgmt. Company:

Complex / Subdiv:

Services Connected: Septic,Water

Legal: LOT 2, PLAN NWP74665, DISTRICT LOT 6, GROUP 3, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: Fireplace Insert

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Bsmt	Bedroom	12' x 8'
Main	Kitchen	12' x 11'			
Main	Dining Room	13' x 8'5"			
Main	Primary Bedroom	12'5" x 10'			
Main	Bedroom	11'5" x 9'5"			
Bsmt	Laundry	15' x 10'			
Bsmt	Bedroom	15' x 8'			

Finished Floor (Main):	1,110 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	800 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,910 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Partly Finished			
Grand Total:	1,910 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Over 17,000 sq ft corner lot with tremendous future building potential. A cozy & mature home offering 4 bedrooms, 1 bath & solarium room. Detached garage/workshop. Plenty of garden space. Parking for all types of vehicles, RV, boat, trailer & more. Surrounded by mature trees for privacy. Steps to bus transit & schools. A friendly family neighborhood. City of Mission Zoned this Urban Residential (R930) in the OCP, which supports single family dwellings, secondary dwelling & duplex development. More zoning changes to be announced in July 2024 by the municipality that could potentially add even more density options to the area. A superb holding property. Do not access without pre-booked appointment or licensed Realtor. Call for more details!