

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1920
Frontage (ft):	82.00	Bathrooms:	2	Age:	104
Lot Area: (sq.ft.)	8,200.00	Full Baths:	1	Zoning:	MD465
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,114.16
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	002-477-637

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 23, BLOCK 111, PLAN NWP763, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Range Top
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'5 x 12'4	Above	Family Room	13'4 x 20'2
Main	Living Room	18'6 x 13'4	Above	Office	15'2 x 13'2
Main	Dining Room	11'9 x 12'3	Above	Storage	15'2 x 7'11
Main	Kitchen	12'9 x 12'11	Bsmt	Utility	10'3 x 16'11
Main	Foyer	5'0 x 10'4	Bsmt	Cold Room	4'1 x 7'6
Main	Laundry	10'11 x 3'9			
Above	Bedroom	13'5 x 12'1			

Finished Floor (Main):	1,113 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	768 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	2	Yes
Finished Floor (Bsmt):	260 sqft	Suite:	None			
Finished Floor (Total):	2,141 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,141 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Step into the charm of history and modern convenience with this 4bdrm heritage home sprawling across two legal lots, boasting 8,200 sq ft corner property of enchanting space. Embrace the breathtaking mountain vistas from the classic wrap-around porch. Revel in recent updates, including new flooring, fixtures, and a revamped island kitchen with top-notch appliances. Luxuriate in the large fenced yard with a workshop, offering privacy and tranquility. Positioned centrally, enjoy easy access to schools, shopping, and downtown Mission, with the West Coast Express commuter train just a stroll away. With zoning for Multi-Unit duplex and secondary dwelling, this home promises not just a dwelling, but a lifestyle of endless possibilities. You don't want to miss this one! Floor plan available.