

<b>Depth/Size (ft):</b>	194.78	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	2	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	12,114.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R930
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,495.69
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	000-455-792

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single
<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>	Natural Gas	<b>Property Disc:</b>	Yes
<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 107, PLAN NWP40126, DISTRICT LOT 5, GROUP 3, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<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	13'7 x 12'1	Below	Family Room	16'8 x 12'7
Main	Kitchen	16'5 x 9'	Below	Bedroom	16'2 x 12'1
Main	Pantry	3'5 x 3'7	Below	Bedroom	11'1 x 12'3
Main	Dining Room	14'4 x 9'5	Below	Foyer	8'3 x 8'1
Main	Primary Bedroom	10' x 12'7			
Main	Bedroom	11'1 x 9'			
Main	Bedroom	9'8 x 9'			

<b>Finished Floor (Main):</b>	1,133 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	No
<b>Finished Floor (Below):</b>	875 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,008 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,008 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

The perfect spacious family home in a prime location! Nicely updated 5-bedroom home with suite potential and mountain views sitting on almost 1/3rd acre lot in a rarely available & highly coveted Hatzic area! (Den was originally a bedroom and could be easily reverted.) Enjoy 770 sq ft of entertainment deck complete with hot tub overlooking a large, private, park-like back yard. Updates include: complete renovation, addition and new kitchen & in-floor heating. Ideally situated in a quiet & desirable family neighbourhood close to elementary/middle schools, hiking trails, amenities, parks and with easy access to highways; just 5 minutes from downtown Mission.