## 33974 TOOLEY PLACE MISSION

Mission BC, V2V 0G5

<b>Residential Detached</b>	
\$1,385,000 (LP)	

Depth/Size (ft):		Bedrooms:	6	Approx. Year Buil	lt: 201	9
Frontage (ft):	45.00	Bathrooms:	4	Age:	5	
ot Area: (sq.ft.)	4,520.00	Full Baths:	4	Zoning:	RC	372
lood Plain:		Half Baths:	0	Gross Taxes:	\$4,1	153.40
lear Yard Exp:				For Tax Year:	202	3
/iew:				P.I.D.:	030	-340-705
				1		
Style of Home:	Basement Entry		Parking:	Total: 4 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural Gas	-	Property Disc:	Yes		
Dutdoor Area:	Balcny(s) Patio(s) Dck	(s),Fenced Yard	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed,Tile,C	arpet	Fixtures Rmvd:	Yes		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	In Suite Laundry,Stora Cul-de-Sac,Greenbelt	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec	7, NEW WESTMINSTER LAND [ reation Nearby,Shopping Nearby	DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW		DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW	reation Nearby,Shopping Nearby		Dimo	nsions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions	reation Nearby,Shopping Nearby	Туре		nsions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11	reation Nearby,Shopping Nearby Floor Below	<b>Type</b> Living Room	13'6 x	14'2
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4	Floor Below Below	<b>Type</b> Living Room Kitchen	13'6 x 15'5 x	: 14'2 : 6'10
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5	Floor Below Below Below	<b>Type</b> Living Room Kitchen Bedroom	13'6 x 15'5 x 12'2 x	: 14'2 : 6'10 : 9'10
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5	reation Nearby,Shopping Nearby Floor Below Below Below Below Below	<b>Type</b> Living Room Kitchen Bedroom Bedroom	13'6 x 15'5 x 12'2 x 12'2 x	14'2 6'10 9'10 9'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0	Floor Below Below Below Below Below Below Below Below	<b>Type</b> Living Room Kitchen Bedroom Bedroom Bedroom	13'6 x 15'5 x 12'2 x 12'2 x 8'10 x	14'2 6'10 9'10 9'9 14'2
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Toor Iain Iain Iain Iain Iain	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5	reation Nearby,Shopping Nearby Floor Below Below Below Below Below	<b>Type</b> Living Room Kitchen Bedroom Bedroom	13'6 x 15'5 x 12'2 x 12'2 x	14'2 6'10 9'10 9'9 14'2 9'0
Agmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: reatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0 14'4 x 9'11 10'6 x 12'1	Floor Below Below Below Below Below Below Below Below Below Below	<b>Type</b> Living Room Kitchen Bedroom Bedroom Laundry Foyer	13'6 x 15'5 x 12'2 x 12'2 x 8'10 x 11'2 x 7'5 x 6	14'2 6'10 9'10 9'9 14'2 9'0 6'0
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0 14'4 x 9'11 10'6 x 12'1 # Of Rooms:	reation Nearby,Shopping Nearby Floor Below Below Below Below Below Below Below Below Below	Type Living Room Kitchen Bedroom Bedroom Laundry Foyer Bathroom Floor	13'6 x 15'5 x 12'2 x 12'2 x 8'10 x 11'2 x 7'5 x 6 # of Pieces	14'2 6'10 9'10 9'9 14'2 9'0 5'0 Ensuite?
Agmt. Company: complex / Subdiv: services Connected: egal: menities: Site Influences: reatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain lain lain lain lain lain	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,492 sqft 1,314 sqft	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0 14'4 x 9'11 10'6 x 12'1 # Of Rooms: # Of Kitchens:	reation Nearby,Shopping Nearby Floor Below Below Below Below Below Below Below Below Below Below Below	Type Living Room Kitchen Bedroom Bedroom Laundry Foyer Bathroom Floor Main	13'6 × 15'5 × 12'2 × 12'2 × 8'10 × 11'2 × 7'5 × 6 <b># of Pieces</b> 4	14'2 6'10 9'10 9'9 14'2 9'0 5'0 <b>Ensuite?</b> Yes
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,492 sqft 1,314 sqft 0 sqft	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0 14'4 x 9'11 10'6 x 12'1 # Of Rooms: # Of Kitchens: # Of Levels:	reation Nearby,Shopping Nearby Floor Below	Type Living Room Kitchen Bedroom Bedroom Laundry Foyer Bathroom Floor Main Main	13'6 x 15'5 x 12'2 x 12'2 x 8'10 x 11'2 x 7'5 x 6 <b># of Pieces</b> 4 4	14'2 6'10 9'10 9'9 14'2 9'0 5'0 <b>Ensuite?</b> Yes No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,492 sqft 1,314 sqft 0 sqft 0 sqft	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW <b>Dimensions</b> 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0 14'4 x 9'11 10'6 x 12'1 <b># Of Rooms:</b> <b># Of Kitchens:</b> <b># Of Levels:</b> <b>Suite:</b>	reation Nearby,Shopping Nearby Floor Below Below Below Below Below Below Below Below Below Below Below	Type Living Room Kitchen Bedroom Bedroom Laundry Foyer Bathroom Floor Main Main Below	13'6 x 15'5 x 12'2 x 12'2 x 8'10 x 11'2 x 7'5 x 6 <b># of Pieces</b> 4 4	14'2 6'10 9'10 9'9 14'2 9'0 5'0 <b>Ensuite?</b> Yes No No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,492 sqft 1,314 sqft 0 sqft 2,806 sqft	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0 14'4 x 9'11 10'6 x 12'1 # Of Rooms: # Of Kitchens: # Of Levels:	reation Nearby,Shopping Nearby Floor Below Below Below Below Below Below Below 14 2 2 Unauthorized Suite	Type Living Room Kitchen Bedroom Bedroom Laundry Foyer Bathroom Floor Main Main	13'6 x 15'5 x 12'2 x 12'2 x 8'10 x 11'2 x 7'5 x 6 <b># of Pieces</b> 4 4	14'2 6'10 9'10 9'9 14'2 9'0 5'0 <b>Ensuite?</b> Yes No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor: Grand Total:	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,492 sqft 1,314 sqft 0 sqft 0 sqft 2,806 sqft 0 sqft	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW <b>Dimensions</b> 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0 14'4 x 9'11 10'6 x 12'1 <b># Of Rooms:</b> <b># Of Kitchens:</b> <b># Of Levels:</b> <b>Suite:</b>	reation Nearby,Shopping Nearby Floor Below	Type Living Room Kitchen Bedroom Bedroom Laundry Foyer Bathroom Floor Main Main Below	13'6 x 15'5 x 12'2 x 12'2 x 8'10 x 11'2 x 7'5 x 6 <b># of Pieces</b> 4 4	14'2 6'10 9'10 9'9 14'2 9'0 5'0 <b>Ensuite?</b> Yes No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 23, PLAN EPP78 In Suite Laundry,Stora Cul-de-Sac,Greenbelt Air Conditioning,ClthW Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,492 sqft 1,314 sqft 0 sqft 2,806 sqft	491, SECTION 22, TOWNSHIP 1 age ,Private Setting,Private Yard,Rec Vsh/Dryr/Frdg/Stve/DW Dimensions 12'10 x 13'11 16'8 x 10'4 16'3 x 12'5 13'6 x 14'5 4'9 x 5'0 14'4 x 9'11 10'6 x 12'1 # Of Rooms: # Of Kitchens: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	reation Nearby,Shopping Nearby Floor Below Fully Finished,Separate	Type Living Room Kitchen Bedroom Bedroom Laundry Foyer Bathroom Floor Main Main Below	13'6 x 15'5 x 12'2 x 12'2 x 8'10 x 11'2 x 7'5 x 6 <b># of Pieces</b> 4 4	14'2 6'10 9'10 9'9 14'2 9'0 5'0 <b>Ensuite?</b> Yes No No

A seamless blend of luxury, style & comfort define this elegant executive home. With 6 bedrms & 4 bathrms everyone has uncompromised space in this well-designed floorplan. Main level boasts 10-ft ceilings, captivating & expansive kitchen featuring high-end appliances & stunning countertops & an open living/dining rm. The primary bedroom has a trayed ceiling, ensuite & walk-in closet, there are 2 more bedrms up, a main bathroom & a walk-out back yard nestled by a greenbelt affording serenity & privacy. Below, there's a thoughtfully designed 2 bedroom, self-contained suite with separate entry & a 6th bedrm with its own ensuite, making it ideal for an office, guest, teenager or elderly family. Quiet culde-sac in a newer subdivision surrounded by nature, double car garage, A/C & a hot tub!

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