

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2020
Frontage (ft):	86.71	Bathrooms:	5	Age:	4
Lot Area: (sq.ft.)	7,282.00	Full Baths:	4	Zoning:	R930
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,061.86
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-382-424

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View: Yes : Green Belt, Valley

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 2 DISTRICT LOT 476 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP77640

Amenities: None

Site Influences: Greenbelt,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 10'	Main	Bedroom	11' x 11'	Above	Bedroom	10'8 x 12'6
Main	Den	11' x 10'4	Main	Recreation Room	17'8 x 17'	Main	Bedroom	10'10 x 11'6
Main	Dining Room	11' x 12'4	Main	Mud Room	4'8 x 11'	Above	Laundry	8' x 7'6
Main	Kitchen	11' x 18'2	Above	Primary Bedroom	19'6 x 14'6			
Main	Nook	10' x 12'4	Above	Walk-In Closet	7'2 x 10'10			
Main	Pantry	5' x 5'6	Above	Bedroom	13' x 12'6			
Main	Great Room	15'8 x 17'	Above	Playroom	10'4 x 12'6			

Finished Floor (Main):	1,980 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	3,626 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	None	Above	4	Yes
Grand Total:	3,626 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Dazzling 4-year-old, 5+ bedroom, 5 bath, 3,626 ft² home nestled in Hatzic, Mission, on a 7,282 ft² lot, features a 2-car garage and a private yard backing onto a green belt with Fraser River and Abbey views. The main floor showcases a formal dining room, office, family room with 16' ceilings, and a chef's kitchen equipped with quartz counters and Kitchen Aid appliances. A 1 bedroom suite (roughed in, currently not in use) with living area, full bath, laundry & separate entry, offers flexibility Rental, Family or Personal space. Upstairs, a regal master suite, 4 additional bedrooms, and a versatile playroom, ready to be a 6th bedroom if needed. This residence blends luxury, space, and proximity to nature and city conveniences, ideal for those seeking a serene modern family home.