R2871828 House/Single Family

33803 4 AVENUE MISSION

Residential Detached \$964,900 (LP)

014-486-016

Mission BC, V2V 1T5

Depth/Size (ft): Frontage (ft): Lot Area: (sq.ft.) 95 (approx) 75.00 7,157.00

Bedrooms: 3 2 Bathrooms: **Full Baths:** 1 Half Baths:

Approx. Year Built: 1965 Age: 59 Zoning: R558 **Gross Taxes:** \$3,281.29 For Tax Year: 2023

Rear Yard Exp: View:

Flood Plain:

Style of Home:

2 Storey, Basement Entry

Construction: Other Exterior: Mixed

Foundation: Rain Screen: Renovations:

of Fireplaces: Water Supply:

Fuel/Heating: **Outdoor Area:** Type of Roof:

Floor Finish:

2 - Fuel: Natural Gas City/Municipal

Forced Air, Natural Gas Balcny(s) Patio(s) Dck(s)

Asphalt

Parking:

Covered Parking:

Parking Access: Front Garage; Single

Parking: Locker:

> Units in Dev: Distance to:

Title to Land: Freehold NonStrata

P.I.D.:

Total: 3 - Covered: 1

Property Disc: Yes

PAD Rental:

Floor

Bsmt

Bsmt

Bsmt

Bsmt

Fixtures Leased: No Fixtures Rmvd: No

View:

Floor

Mgmt. Company: Complex / Subdiv:

Services Connected:

Electricity, Natural Gas, Sanitary Sewer, Water

LOT 1 DISTRICT LOT 1 GROUP 3 NEW WESTMINSTER DISTRICT PLAN 82201

Dimensions

Legal: Amenities:

ClthWsh/Dryr/Frdg/Stve/DW

Site Influences: Features:

Bylaw Restric:

Listing Broker(s):

Finished Floor (Main):

Finished Floor (Above):

Finished Floor (Below):

Finished Floor (Bsmt):

Finished Floor (Total):

Unfinished Floor:

Grand Total:

Royal LePage - Wolstencroft

Type

Main	Living Room	15'5 x 16'11
Main	Dining Room	9'2 x 10'1
Main	Kitchen	10'5 x 13'6
Main	Primary Bedroom	11'9 x 11'9
Main	Bedroom	9'10 x 10'3
Main	Bedroom	11'9 x 8'11
Bsmt	Family Room	17'6 x 16'7

1,120 sqft

0 saft

0 sqft

0 sqft

804 sqft

1,924 sqft

1,924 sqft

Of Rooms: 11 # Of Kitchens: 1 2 # Of Levels: Suite: None Crawl/Bsmt Height:

Basement: Full **Beds In Bsmt:** 0/3 # Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 4 Nο 2 **Bsmt** Yes

Dimensions

11'10 x 9'11

5'1 x 12'4

6'1 x 6'9

7'10 x 9'8

CUL DE SAC. One of the finest locations in town! Situated on a private street just a stone's throw from Fraser River Heritage Park sits this lovely traditional basement home. On the main floor is oak hardwood with walnut inlay. Lovely view of the River, Mount Baker and beyond. 3 bedrooms up. On the lower level, you will find a large family room with a bar, full bathroom and laundry. Single enclosed garage. BACKYARD OASIS. Totally private with an in-ground SWIMMING POOL! CENTRAL AIR CONDITIONING. Vinyl windows 2009.

Type

Bar Room

Laundry

Utility

Fover