R2871828 House/Single Family

## 33803 4 AVENUE MISSION

Mission BC, V2V 1T5

<b>Residential Detached</b>
\$964,900 (LP)

House/Single Family	Mission BC, V2V 1T5					\$964,900 (	
Depth/Size (ft):	95 (approx)	Bedrooms:	3	Approx. Year Bui	ilt: 1965		
rontage (ft):	75.00	Bathrooms:	2	Age:	59		
ot Area: (sq.ft.)	7,157.00	Full Baths:	1	Zoning:	R558	3	
lood Plain:		Half Baths:	1	Gross Taxes:	\$3,28	31.29	
lear Yard Exp:				For Tax Year:	2023		
/iew:				P.I.D.:	014-4	486-016	
tyle of Home:	2 Storey,Basement Er	ntry	Parking:	Total: 3 - Covered	: 1		
Construction:	Other		Covered Parking:	1			
xterior:	Mixed		Parking Access:	Front			
oundation:			Parking:	Garage; Single			
ain Screen:			Locker:				
lenovations:			Units in Dev:				
of Fireplaces:	2 - Fuel: Natural Gas		Distance to:				
ater Supply:	City/Municipal		Title to Land:	Freehold NonStra	ta		
uel/Heating:	Forced Air,Natural Ga	S	Property Disc:	Yes			
Outdoor Area:	Balcny(s) Patio(s) Dcl	x(s)	PAD Rental:				
ype of Roof:	Asphalt		Fixtures Leased:	No			
loor Finish:			Fixtures Rmvd:	No			
Igmt. Company: complex / Subdiv:							
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Lamenities: Site Influences: Features:		s,Sanitary Sewer,Water 1 GROUP 3 NEW WESTMINSTEF ve/DW	R DISTRICT PLAN 82201				
Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: ite Influences: eatures: cylaw Restric:	LOT 1 DISTRICT LOT	1 GROUP 3 NEW WESTMINSTER	R DISTRICT PLAN 82201				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St	1 GROUP 3 NEW WESTMINSTER	R DISTRICT PLAN 82201	Туре	Dimens	sions	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: sylaw Restric: isting Broker(s):	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst	1 GROUP 3 NEW WESTMINSTEP ve/DW encroft		<b>Type</b> Bar Room	<b>Dimens</b> 5'1 x 12		
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type	1 GROUP 3 NEW WESTMINSTEP ve/DW encroft Dimensions	Floor	••		2'4	
Igmt. Company: complex / Subdiv: eevices Connected: egal: menities: ite Influences: eatures: kylaw Restric: isting Broker(s): loor lain	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room	1 GROUP 3 NEW WESTMINSTER ve/DW encroft <b>Dimensions</b> 15'5 x 16'11	Floor Bsmt	Bar Room	5'1 x 12	2'4 9'11	
Igmt. Company: complex / Subdiv: Gervices Connected: egal: umenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): loor lain lain	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room	1 GROUP 3 NEW WESTMINSTER ve/DW encroft Dimensions 15'5 x 16'11 9'2 x 10'1	Floor Bsmt Bsmt	Bar Room Laundry	5'1 x 12 11'10 x	2'4 9'11 9	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen	1 GROUP 3 NEW WESTMINSTER ve/DW encroft <b>Dimensions</b> 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6	Floor Bsmt Bsmt Bsmt	Bar Room Laundry Utility	5'1 x 12 11'10 x 6'1 x 6'9	2'4 9'11 9	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom	1 GROUP 3 NEW WESTMINSTER ve/DW encroft <b>Dimensions</b> 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9	Floor Bsmt Bsmt Bsmt	Bar Room Laundry Utility	5'1 x 12 11'10 x 6'1 x 6'9	2'4 9'11 9	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom	1 GROUP 3 NEW WESTMINSTER ve/DW encroft <b>Dimensions</b> 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9 9'10 x 10'3	Floor Bsmt Bsmt Bsmt	Bar Room Laundry Utility	5'1 x 12 11'10 x 6'1 x 6'9	2'4 9'11 9	
Igmt. Company: complex / Subdiv: services Connected: egal: smenities: site Influences: eatures: kylaw Restric: isting Broker(s): loor lain lain lain lain lain lain	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom	1 GROUP 3 NEW WESTMINSTER ve/DW encroft <b>Dimensions</b> 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9 9'10 x 10'3 11'9 x 8'11	Floor Bsmt Bsmt Bsmt	Bar Room Laundry Utility	5'1 x 12 11'10 x 6'1 x 6'9	2'4 9'11 9	
Igmt. Company: complex / Subdiv: services Connected: egal: umenities: site Influences: eatures: eylaw Restric: isting Broker(s): loor lain lain lain lain lain smt	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Family Room	1 GROUP 3 NEW WESTMINSTER ve/DW encroft Dimensions 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9 9'10 x 10'3 11'9 x 8'11 17'6 x 16'7	Floor Bsmt Bsmt Bsmt Bsmt	Bar Room Laundry Utility Foyer	5'1 x 12 11'10 x 6'1 x 6'3 7'10 x 9	2'4 9'11 9 9'8	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain semt Finished Floor (Main): inished Floor (Above):	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Family Room	1 GROUP 3 NEW WESTMINSTER ve/DW encroft Dimensions 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9 9'10 x 10'3 11'9 x 8'11 17'6 x 16'7 # Of Rooms:	Floor Bsmt Bsmt Bsmt Bsmt	Bar Room Laundry Utility Foyer Bathroom Floor	5'1 x 12 11'10 x 6'1 x 6'9 7'10 x 9 <b># of Pieces</b>	2'4 9'11 9'8 8'8 Ensuite?	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): Ioor Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iain Iai	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Family Room	1 GROUP 3 NEW WESTMINSTER ve/DW encroft Dimensions 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9 9'10 x 10'3 11'9 x 8'11 17'6 x 16'7 # Of Rooms: # Of Kitchens:	Floor Bsmt Bsmt Bsmt Bsmt	Bar Room Laundry Utility Foyer Bathroom Floor Main	5'1 x 12 11'10 x 6'1 x 6'9 7'10 x 9 <b># of Pieces</b> 4	2'4 9'11 9'8 <b>Ensuite?</b> 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 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Family Room	1 GROUP 3 NEW WESTMINSTER ve/DW encroft Dimensions 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9 9'10 x 10'3 11'9 x 8'11 17'6 x 16'7 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Bsmt Bsmt Bsmt Bsmt 11 1 2	Bar Room Laundry Utility Foyer Bathroom Floor Main	5'1 x 12 11'10 x 6'1 x 6'9 7'10 x 9 <b># of Pieces</b> 4	2'4 9'11 9'8 <b>Ensuite?</b> No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Semt Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Family Room 1,120 sqft 0 sqft 804 sqft 0 sqft	1 GROUP 3 NEW WESTMINSTER ve/DW encroft Dimensions 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9 9'10 x 10'3 11'9 x 8'11 17'6 x 16'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Bsmt Bsmt Bsmt 11 1 2	Bar Room Laundry Utility Foyer Bathroom Floor Main	5'1 x 12 11'10 x 6'1 x 6'9 7'10 x 9 <b># of Pieces</b> 4	2'4 9'11 9'8 <b>Ensuite?</b> 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 Samt Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Besmt): Finished Floor (Total): Jnfinished Floor: Grand Total:	LOT 1 DISTRICT LOT ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Family Room 1,120 sqft 0 sqft 804 sqft 0 sqft 1,924 sqft	1 GROUP 3 NEW WESTMINSTER ve/DW encroft Dimensions 15'5 x 16'11 9'2 x 10'1 10'5 x 13'6 11'9 x 11'9 9'10 x 10'3 11'9 x 8'11 17'6 x 16'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Bsmt Bsmt Bsmt Bsmt 11 1 2 None	Bar Room Laundry Utility Foyer Bathroom Floor Main	5'1 x 12 11'10 x 6'1 x 6'9 7'10 x 9 <b># of Pieces</b> 4	2'4 9'11 9'8 <b>Ensuite?</b> No	

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.

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