

Depth/Size (ft):	110.12	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	60.08	Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	6,622.55	Full Baths:	3	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,372.16
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-291-046

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 474 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 55153
Amenities:	Swirlpool/Hot Tub
Site Influences:	
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'5	Bsmt	Storage	11'8 x 10'8
Main	Kitchen	13'5 x 11'9	Bsmt	Laundry	20'2 x 11'8
Main	Dining Room	9' x 9'			
Main	Primary Bedroom	12'3 x 12'			
Main	Bedroom	12'5 x 9'			
Main	Bedroom	12'1 x 9'3			
Bsmt	Recreation Room	10'8 x 20'3			

Finished Floor (Main):	1,150 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	880 sqft	Suite:	None			
Finished Floor (Total):	2,030 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,030 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this sun-lover's paradise! This 3 bedroom, 3 bathroom home features a sprawling patio complete with bbq lounge, hot tub, fire pit, eating area, garden and more! inside awaits a well-appointed, bright kitchen, large living space and so much storage - or your suite ideas - downstairs. Live in the green and natural setting while being in the middle of Mission close to schools, entertainment, and transit. Don't miss your chance to own this well built home!