

|                             |          |                    |   |                            |            |
|-----------------------------|----------|--------------------|---|----------------------------|------------|
| <b>Lot Dimensions (ft):</b> | 40.59 x  | <b>Bedrooms:</b>   | 7 | <b>Approx. Year Built:</b> | 2025       |
| <b>Frontage (ft):</b>       | 40.59    | <b>Bathrooms:</b>  | 6 | <b>Age:</b>                | 1          |
| <b>Lot Area: (sq.ft.)</b>   | 4,059.00 | <b>Full Baths:</b> | 6 | <b>Zoning:</b>             | UC465      |
| <b>Flood Plain:</b>         |          | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$2,302.22 |
| <b>Rear Yard Exp:</b>       |          |                    |   | <b>For Tax Year:</b>       | 2025       |
| <b>View:</b>                |          |                    |   | <b>P.I.D.:</b>             | 031172750  |

**Style of Home:**

|                                |   |
|--------------------------------|---|
| <b>Construction Materials:</b> | Concrete, Frame Wood, Stone (Exterior), Vinyl Siding, Wood Siding |
| <b>Foundation:</b>             | Concrete Perimeter  |
| <b>Rain Screen:</b>            |   |
| <b>Renovations:</b>            |   |
| <b># of Fireplaces:</b>        |   |
| <b>Water Supply:</b>           | Public  |
| <b>Fuel/Heating:</b>           | Baseboard, Forced Air   |
| <b>Outdoor Area:</b>           | Balcony   |
| <b>Type of Roof:</b>           | Asphalt   |
| <b>Floor Finish:</b>           |   |

**Parking:**

|                          |                                   |
|--------------------------|-----------------------------------|
| <b>Covered Parking:</b>  |                                   |
| <b>Parking Features:</b> | Additional Parking, Garage Double |
| <b>Locker:</b>           |                                   |
| <b>Units in Dev:</b>     |                                   |
| <b>Distance to:</b>      |                                   |
| <b>Title to Land:</b>    | Freehold NonStrata                |
| <b>Property Disc:</b>    | Yes                               |
| <b>PAD Rental:</b>       |                                   |
| <b>Fixtures Leased:</b>  | No                                |
| <b>Fixtures Rmvd:</b>    |                                   |

**View:**

|                            |  |
|----------------------------|--|
| <b>Mgmt. Company:</b>      |  |
| <b>Complex / Subdiv:</b>   |  |
| <b>Services Connected:</b> | Electricity Connected, Natural Gas Connected, Water Connected  |
| <b>Legal:</b>              | LOT 1, PLAN EPP94773, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT                           |
| <b>Amenities:</b>          |  |
| <b>Site Influences:</b>    |  |
| <b>Features:</b>           | Washer/Dryer, Dishwasher, Refrigerator, Stove, Additional Parking, Garage Double, Patio, Deck, Balcony |
| <b>Bylaw Restrict:</b>     |  |
| <b>Listing Broker(s):</b>  |  |

| Floor | Type            | Dimensions   | Floor | Type        | Dimensions    | Floor | Type      | Dimensions   |
|-------|-----------------|--------------|-------|-------------|---------------|-------|-----------|--------------|
| Main  | Foyer           | 11'3 x 11'3  | Above | Bedroom     | 14'5 x 10'7   | Below | Bedroom   | 11'11 x 11'5 |
| Main  | Living Room     | 15'6 x 16'11 | Above | Bedroom     | 12'10 x 14'3  | Below | Flex Room | 14'4 x 8'0   |
| Main  | Kitchen         | 11'0 x 14'8  | Above | Bedroom     | 10'5 x 13'7   |       |           |              |
| Main  | Wok Kitchen     | 10'6 x 5'11  | Above | Laundry     | 10'7 x 6'8    |       |           |              |
| Main  | Dining Room     | 14'4 x 5'10  | Below | Living Room | 13'11 x 8'7   |       |           |              |
| Main  | Bedroom         | 14'2 x 9'11  | Below | Kitchen     | 13'11 x 10'10 |       |           |              |
| Above | Primary Bedroom | 15'0 x 17'1  | Below | Bedroom     | 12'1 x 12'2   |       |           |              |

|                                |            |                           |               |                       |                    |                 |
|--------------------------------|------------|---------------------------|---------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,231 sqft | <b># Of Rooms:</b>        | 16            | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 1,353 sqft | <b># Of Kitchens:</b>     | 3             | Main                  | 3                  |                 |
| <b>Finished Floor (Below):</b> | 1,283 sqft | <b># Of Levels:</b>       | Three Or More | Above                 | 3                  | 1               |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | Legal Suite   | Above                 | 3                  | 1               |
| <b>Finished Floor (Total):</b> | 3,867 sqft | <b>Crawl/Bsmt Height:</b> |               | Above                 | 3                  | 0               |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Finished      | Below                 | 3                  | 0               |
| <b>Grand Total:</b>            | 3,867 sqft | <b>Beds In Bsmt:</b>      | 0 / 7         |                       |                    |                 |
|                                |            | <b>Pets Allowed:</b>      |               |                       |                    |                 |

BRAND NEW THREE-STOREY DETACHED HOME Welcome to this stunning brand-new home located in the heart of Mission, BC. Offering 7 bedrooms and 6 bathrooms, this spacious residence is designed to accommodate large families with ease. The flex room can be used as an 8th bedroom, adding even more versatility. The property features a legal 2-bedroom suite, ideal for rental income or extended family. Thoughtfully designed living spaces and quality craftsmanship are evident throughout the home, from the generous primary bedroom to the open and functional common areas. Situated in a desirable neighbourhood close to schools, shopping, and everyday amenities, this home combines modern comfort with exceptional convenience. A rare opportunity—schedule your private showing today!