

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

Style of Home:		Parking:	
Construction Materials:	Concrete, Frame Wood, Stone (Exterior), Vinyl Siding, Wood Siding	Covered Parking:	
Foundation:	Concrete Perimeter	Parking Features:	Additional Parking, Garage Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard, Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

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

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			

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

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!