

Depth/Size (ft):	422	Bedrooms:	4	Approx. Year Built:	1987
Frontage (ft):	91.86	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	38,764.92	Full Baths:	3	Zoning:	S-36
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,152.68
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-830-132

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: CEDAR VALLEY

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 54, PLAN NWP66562, SECTION 33, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: None

Site Influences: Cul-de-Sac,Private Setting,Private Yard

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 15'9	Bsmt	Dining Room	9'1 x 6'11
Main	Dining Room	11'9 x 15'10	Bsmt	Kitchen	12'5 x 7'1
Main	Kitchen	11'11 x 15'6	Bsmt	Bedroom	12'9 x 13'7
Main	Primary Bedroom	12'1 x 15'6			
Main	Bedroom	9'9 x 10'4			
Main	Bedroom	9'6 x 10'4			
Bsmt	Living Room	12'10 x 15'10			

Finished Floor (Main):	1,295 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	No
Finished Floor (Bsmt):	961 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	2,256 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,256 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

City water City Sewer!! One of Mission's most sought-after neighbourhoods. A charming home on a nearly 1.0 acre lot right in town is now available. This solid home has undergone tasteful renovations, including updated flooring, a modern kitchen, an open floor plan, newer siding, and gates to the back yard. The property features a warm and beautiful ambiance, perfect for unwinding after a long day. Notably, the backyard includes a spacious lawn, offering ample space for a dream workshop or potential subdivision. With the city supporting 1/4 acre lots, this property presents a perfect opportunity