

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	5	<b>Age:</b>	2
<b>Lot Area: (sq.ft.)</b>	5,159.00	<b>Full Baths:</b>	5	<b>Zoning:</b>	UC465
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,088.62
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-172-849

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 2 - Covered: 5
<b>Construction:</b>	Concrete Frame	<b>Covered Parking:</b>	5
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 10 SECTION 29 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN EPP94773
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Golf Course Nearby,Rural Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Security - Roughed In,Smoke Alarm
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 12'10	Main	Bedroom	10' x 10'1	Bsmt	Bedroom	12'1 x 11'1
Main	Dining Room	12'11 x 9'0	Main	Primary Bedroom	12'1 x 14'6	Bsmt	Living Room	7'9 x 11'1
Main	Kitchen	12'9 x 15'10	Main	Walk-In Closet	6'4 x 7'11	Bsmt	Dining Room	4'0 x 7'4
Main	Eating Area	12'1 x 6'2	Bsmt	Study	12'1 x 9'11	Bsmt	Kitchen	10'11 x 8'2
Main	Family Room	10'1 x 13'6	Bsmt	Living Room	12'1 x 6'6	Bsmt	Laundry	14'5 x 6'2
Main	Bedroom	10'11 x 10'1	Bsmt	Dining Room	12'1 x 5'4	Bsmt	Storage	5'7 x 7'7
Main	Walk-In Closet	5'0 x 4'9	Bsmt	Kitchen	12'1 x 9'10	Bsmt	Bedroom	13'4 x 10'1

<b>Finished Floor (Main):</b>	1,695 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	3	Main	4	No
<b>Finished Floor (Below):</b>	1,641 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Main	4	No
<b>Finished Floor (Total):</b>	3,336 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Bsmt	4	No
<b>Grand Total:</b>	3,336 sqft	<b>Beds In Bsmt:</b>	3 / 6			
		<b># Of Pets:</b>				

Custom-built home, located in a peaceful and family-friendly neighbourhood in Mission, is only 2 years old. Boasting 6 bed+den, and 6 bathrooms. Grand tile foyer welcomes you to this open-concept floor plan. Main floor features 3 beds & 3 baths, an amazing kitchen with high-end s/s steel appliances (gas stove), and a large island that can double as a table. Additionally, there's a formal living/dining area and a nice walkout deck from the kitchen. Downstairs, you'll find two 2-bedroom basement suites, each with its own laundry, flexibility for extended family, home-based businesses, or rental income. The backyard is fully fenced and backs onto a greenbelt, which means no neighbours behind you. The extended driveway has an EV charger and offers plenty of parking space.