

Depth/Size (ft):	618	Bedrooms:	6	Approx. Year Built:	2001
Frontage (ft):	215.00	Bathrooms:	3	Age:	23
Lot Area: (Acres)	3.10	Full Baths:	3	Zoning:	RU16
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,801.73
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	008-873-470

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mt Baker & Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 40 SECTION 30 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 20599
Amenities:	
Site Influences:	
Features:	Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 18'4	Main	Laundry	11'7 x 7'0	Bsmt	Bedroom	11'4 x 12'7
Main	Dining Room	13'3 x 14'3	Main	Mud Room	10'8 x 7'0	Bsmt	Living Room	11'11 x 19'0
Main	Kitchen	15'6 x 12'11	Main	Foyer	8'0 x 9'0	Bsmt	Utility	9'6 x 10'11
Main	Primary Bedroom	14'4 x 17'10	Bsmt	Media Room	20'0 x 10'11			
Main	Walk-In Closet	9'8 x 7'5	Bsmt	Family Room	25'0 x 15'2			
Main	Bedroom	11'10 x 15'4	Bsmt	Bedroom	12'1 x 15'2			
Main	Bedroom	11'10 x 13'9	Bsmt	Bedroom	15'6 x 15'2			

Finished Floor (Main):	2,042 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	2,031 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	4,073 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,073 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

The Silverdale Comprehensive Plan aims to double the size of Mission. Positioned just 1/4km from Morningstar's first fully-serviced new homes, this property spans 3.1 acres with dual-gated road frontages and offers expansive views of Mt. Baker and the Fraser Valley without any watercourses. The property features a 6-bedroom, 3-bath rancher with an open floorplan, built in 2001, boasting a walkout basement and a separate 23'x22'10" garage. Additional structures include a detached 22'x35' shop with a 15' ceiling, built in 2022, equipped with RV and welding plugs, a 7'9x12'2" shed, a 22'x16' lean-to, and a greenhouse constructed in 2020. This offers an ideal living situation while awaiting future development and presents a significant investment opportunity.