

Depth/Size (ft):	1AC	Bedrooms:	4	Approx. Year Built:	9999
Frontage (ft):	173.00	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	43,560.00	Full Baths:	2	Zoning:	S20
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,113.82
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	002-834-065

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 1, PLAN NWP61683, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,Storage,Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'	Bsmt	Recreation Room	16' x 10'
Main	Kitchen	13' x 10'	Bsmt	Laundry	11' x 8'
Main	Dining Room	16' x 7'			
Main	Bedroom	13'6 x 12'6			
Main	Bedroom	14' x 8'6			
Main	Bedroom	11' x 8'			
Bsmt	Bedroom	10'6 x 8'			

Finished Floor (Main):	1,122 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,100 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,222 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,222 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Investor/developer opportunity! Acreage on city water in coveted Hatzic area, which is already seeing lots of development, and only minutes from downtown Mission, Highway access & West Coast Express commuter train. Private lot with mature trees, fantastic mountain views and close enough to hear the bells from Westminster Abbey! Quaint 4-bedroom, 2 full bath rancher with some updates; new hot water tank; new deck; some newer windows, doors and roof; landscaped yard and gardens; close to schools of all levels & amenities.