33769 3RD AVENUE MISSION

Mission BC, V2V 1R3

| Residential Detached |
|-----------------------------|
| \$999,000 (LP) |

| Depth/Size (ft): | 140 | Bedrooms: | 4 | Approx. Year Bui | lt: 1972 | 2 | |
|--|--|--|--|--|---|---|--|
| Frontage (ft): | 65.00 | Bathrooms: | 3 | Age: | 52 | | |
| _ot Area: (sq.ft.) | 9,094.00 | Full Baths: | 2 | Zoning: | R558 | 8 | |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | | 39.01 | |
| Rear Yard Exp: | | The second | i | For Tax Year: | 2023 | | |
| View: | Yes | | | P.I.D.: | | , 373-280 | |
| /lew. | 165 | | | F.I.Ø | | 3/3-200 | |
| Style of Home: | Split Entry | | Parking: | Total: 6 - Covered | : 1 | | |
| Construction: | Frame - Wood | | Covered Parking: | 1 | | | |
| Exterior: | Aluminum | | Parking Access: | Front,Side | | | |
| Foundation: | | | Parking: | Add. Parking Avail | l.,Garage; Single | | |
| Rain Screen: | | | Locker: | | | | |
| Renovations: | | | Units in Dev: | | | | |
| # of Fireplaces: | 2 - Fuel: Natural Gas | | Distance to: | | | | |
| Nater Supply: | City/Municipal | | Title to Land: | Freehold NonStrat | Freehold NonStrata | | |
| Fuel/Heating: | Forced Air, Natural Gas | i | Property Disc: | Yes | | | |
| Outdoor Area: | Patio(s) | | PAD Rental: | | | | |
| Type of Roof: | Asphalt | | Fixtures Leased: | No | | | |
| Floor Finish: | Laminate, Tile, Wall/Wall | I/Mixed.Carpet | Fixtures Rmvd: | No | | | |
| Mgmt. Company: | Yes : ' | | | | | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs | 10603, DISTRICT LOT 1, GROUP 3 | | ND DISTRICT | | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: | Electricity,Natural Gas, LOT 144, PLAN NWP4 None | 10603, DISTRICT LOT 1, GROUP 3 | | ND DISTRICT | | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. | 10603, DISTRICT LOT 1, GROUP 3 /sh/Dryr/Frdg/Stve/DW,Drapes/Win Dimensions | ndow Coverings | Туре | Dimen | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room | 10603, DISTRICT LOT 1, GROUP 3 I'sh/Dryr/Frdg/Stve/DW,Drapes/Win Dimensions 13'7 x 16'6 | ndow Coverings Floor Below | Type Family Room | 13'3 x 3 | 24'6 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room Kitchen | U0603, DISTRICT LOT 1, GROUP 3 I'sh/Dryr/Frdg/Stve/DW,Drapes/Win Dimensions 13'7 x 16'6 13'3 x 9'4 | ndow Coverings Floor Below Below | Type Family Room Bedroom | 13'3 x 3 10'1 x | 24'6 14'7 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room | U0603, DISTRICT LOT 1, GROUP 3 /sh/Dryr/Frdg/Stve/DW,Drapes/Win Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 | idow Coverings Floor Below Below Below | Type Family Room Bedroom Laundry | 13'3 x : 10'1 x : 11'2 x : | 24'6 14'7 8'11 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWa Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer | U0603, DISTRICT LOT 1, GROUP 3 /sh/Dryr/Frdg/Stve/DW,Drapes/Win Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 6'5 x 4'5 | Idow Coverings Floor Below Below Below Below Below | Type Family Room Bedroom Laundry Utility | 13'3 x 3 10'1 x 11'2 x 3 6'4 x 2' | 24'6 14'7 8'11 '9 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room | U0603, DISTRICT LOT 1, GROUP 3 /sh/Dryr/Frdg/Stve/DW,Drapes/Win Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 | idow Coverings Floor Below Below Below | Type Family Room Bedroom Laundry Utility Storage | 13'3 x 3 10'1 x 11'2 x 3 6'4 x 2' 6'5 x 1 | 24'6 14'7 8'11 '9 1'3 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWa Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer | Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 4'5 13'4 x 12'9 10' x 11'1 | Idow Coverings Floor Below Below Below Below Below | Type Family Room Bedroom Laundry Utility | 13'3 x 3 10'1 x 11'2 x 3 6'4 x 2' | 24'6 14'7 8'11 '9 1'3 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWa Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom | U0603, DISTRICT LOT 1, GROUP 3 /sh/Dryr/Frdg/Stve/DW,Drapes/Win Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 6'5 x 4'5 13'4 x 12'9 | rdow Coverings Floor Below Below Below Below Below Below | Type Family Room Bedroom Laundry Utility Storage | 13'3 x 3 10'1 x 11'2 x 3 6'4 x 2' 6'5 x 1 | 24'6 14'7 8'11 '9 1'3 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom Bedroom | Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 4'5 13'4 x 12'9 10' x 11'1 | rdow Coverings Floor Below Below Below Below Below Below | Type Family Room Bedroom Laundry Utility Storage | 13'3 x 3 10'1 x 11'2 x 3 6'4 x 2' 6'5 x 1 | 24'6 14'7 8'11 '9 1'3 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom Bedroom Bedroom | Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 6'5 x 4'5 13'4 x 12'9 10' x 11'1 9'2 x 9'6 | rdow Coverings Floor Below Below Below Below Below Below Below | Type Family Room Bedroom Laundry Utility Storage Storage | 13'3 x : 10'1 x 11'2 x : 6'4 x 2' 6'5 x 1 10'6 x : | 24'6 14'7 8'11 '9 1'3 3'4 | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWa Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom Bedroom Bedroom 1,163 sqft | Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 6'5 x 4'5 13'4 x 12'9 10' x 11'1 9'2 x 9'6 # Of Rooms: | ndow Coverings Floor Below Below Below Below Below Below Below Below | Type Family Room Bedroom Laundry Utility Storage Storage Storage | 13'3 x : 10'1 x 11'2 x : 6'4 x 2' 6'5 x 1 10'6 x : # of Pieces | 24'6 14'7 8'11 9 1'3 3'4 Ensuite? | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below): | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWa Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom Bedroom Bedroom 1,163 sqft 0 sqft 849 sqft | Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 6'5 x 4'5 13'4 x 12'9 10' x 11'1 9'2 x 9'6 # Of Rooms: # Of Kitchens: | ndow Coverings Floor Below Below Below Below Below Below Below Below Below 13 | Type Family Room Bedroom Laundry Utility Storage Storage Storage | 13'3 x : 10'1 x 11'2 x : 6'4 x 2' 6'5 x 1 10'6 x : # of Pieces 4 | 24'6 14'7 8'11 9 1'3 3'4 Ensuite? No | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWa Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom Bedroom Bedroom Bedroom 1,163 sqft 0 sqft 849 sqft 0 sqft | Dimensions 13'7 × 16'6 13'3 × 9'4 9'5 × 9'9 6'5 × 4'5 13'4 × 12'9 10' × 11'1 9'2 × 9'6 # Of Rooms: # Of Levels: Suite: | rdow Coverings Floor Below Below Below Below Below Below Below Below Below Below Below 2 | Type Family Room Bedroom Laundry Utility Storage Storage Storage | 13'3 x : 10'1 x 11'2 x : 6'4 x 2' 6'5 x 1 10'6 x : # of Pieces 4 3 | 24'6 14'7 8'11 '9 1'3 3'4 Ensuite? No No | |
| View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom Bedroom Bedroom Bedroom Bedroom | Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 6'5 x 4'5 13'4 x 12'9 10' x 11'1 9'2 x 9'6 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height: | rdow Coverings Floor Below Below Below Below Below Below Below Below Below Below Below Below Below Below | Type Family Room Bedroom Laundry Utility Storage Storage Storage | 13'3 x : 10'1 x 11'2 x : 6'4 x 2' 6'5 x 1 10'6 x : # of Pieces 4 3 | 24'6 14'7 8'11 '9 1'3 3'4 Ensuite? No No | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom Bedroom Bedroom Bedroom 1,163 sqft 0 sqft 849 sqft 0 sqft 2,012 sqft 0 sqft | Dimensions 13'7 × 16'6 13'3 × 9'4 9'5 × 9'9 6'5 × 4'5 13'4 × 12'9 10' × 11'1 9'2 × 9'6 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement: | ndow Coverings Floor Below | Type Family Room Bedroom Laundry Utility Storage Storage Storage | 13'3 x : 10'1 x 11'2 x : 6'4 x 2' 6'5 x 1 10'6 x : # of Pieces 4 3 | 24'6 14'7 8'11 '9 1'3 3'4 Ensuite? No No | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): | Electricity,Natural Gas, LOT 144, PLAN NWP4 None Air Conditioning,ClthWs Lighthouse Realty Ltd. Type Living Room Kitchen Dining Room Foyer Primary Bedroom Bedroom Bedroom Bedroom Bedroom | Dimensions 13'7 x 16'6 13'3 x 9'4 9'5 x 9'9 6'5 x 4'5 13'4 x 12'9 10' x 11'1 9'2 x 9'6 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height: | rdow Coverings Floor Below Below Below Below Below Below Below Below Below Below Below Below Below Below | Type Family Room Bedroom Laundry Utility Storage Storage Storage | 13'3 x : 10'1 x 11'2 x : 6'4 x 2' 6'5 x 1 10'6 x : # of Pieces 4 3 | 24'6 14'7 8'11 '9 1'3 3'4 Ensuite? No No | |

Nicely updated & well-maintained 4-bed, 3-bath family home on a 9000 sq ft view lot, just steps from iconic Heritage Park. Situated in a quiet & desirable neighbourhood of similar properties, this corner lot home has great curb appeal, a wonderful yard, and is accessible from 3 sides, including path/lane access at the rear. Interior features include: open kitchen with s/s appliances, custom maple cabinetry & breakfast bar; spacious living room & bedrooms; hot water on demand, air conditioning & vinyl windows throughout; huge family/rec room & full bath in basement (suite potential), master with ensuite. Bonuses: 185 sq ft covered patio, detached shed with power; custom dog kennel, plenty of parking. A great family home in a great location. Designated Attached Multi-unit Residential in OCP.

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