

Depth/Size (ft):	194.78	Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	50.00	Bathrooms:	2	Age:	44
Lot Area: (sq.ft.)	12,114.00	Full Baths:	2	Zoning:	R930
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,495.69
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	000-455-792

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. 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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 107 DISTRICT LOT 5 GROUP 3 NEW WESTMINSTER DISTRICT PLAN 40126
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 12'10	Below	Family Room	16'8 x 12'7
Main	Kitchen	16'5 x 9'0	Below	Bedroom	16'2 x 12'10
Main	Pantry	3'5 x 3'7	Below	Bedroom	11'1 x 12'3
Main	Dining Room	14'4 x 9'5	Below	Foyer	8'3 x 8'1
Main	Primary Bedroom	10'0 x 12'7			
Main	Bedroom	11'10 x 9'0			
Main	Den	9'8 x 9'0			

Finished Floor (Main):	1,133 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	875 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	2,008 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,008 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

High-quality updates and value-adds throughout this spacious 4-bed plus den family home with suite potential on a huge 12,000 sq ft lot in a prime highly coveted Hatzic location! (Den could be used as 5th bedroom.) Fantastic 770 sq ft entertainment deck complete with hot tub overlooking a large, fully fenced, park-like private back yard. So many great updates, including: complete renovation, addition and new kitchen in 2021, bathrooms remodeled, windows, furnace, tankless hot water system, roof, driveway, repaving, siding, floors & in-floor heating. Ideally situated in a quiet & desirable family neighbourhood in a wonderful community walking distance to elementary/middle schools, hiking trails, amenities, parks and with easy access to highways; just 5 minutes from downtown Mission.