

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	86.71	<b>Bathrooms:</b>	5	<b>Age:</b>	4
<b>Lot Area: (sq.ft.)</b>	7,282.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R930
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,061.86
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-382-424

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: 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>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Green Belt, Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 2 DISTRICT LOT 476 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP77640
<b>Amenities:</b>	None
<b>Site Influences:</b>	Greenbelt,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 10'	Main	Bedroom	11' x 11'	Above	Bedroom	10'8 x 12'6
Main	Den	11' x 10'4	Main	Recreation Room	17'8 x 17'	Main	Bedroom	10'10 x 11'6
Main	Dining Room	11' x 12'4	Main	Mud Room	4'8 x 11'	Above	Laundry	8' x 7'6
Main	Kitchen	11' x 18'2	Above	Primary Bedroom	19'6 x 14'6			
Main	Nook	10' x 12'4	Above	Walk-In Closet	7'2 x 10'10			
Main	Pantry	5' x 5'6	Above	Bedroom	13' x 12'6			
Main	Great Room	15'8 x 17'	Above	Playroom	10'4 x 12'6			

<b>Finished Floor (Main):</b>	1,980 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	3,626 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None	Above	4	Yes
<b>Grand Total:</b>	3,626 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Dazzling 4-year-old, 5+ bedroom, 5 bath, 3,626 ft² home nestled in Hatzic, Mission, on a 7,282 ft² lot, features a 2-car garage and a private yard backing onto a green belt with Fraser River and Abbey views. The main floor showcases a formal dining room, office, family room with 16' ceilings, and a chef's kitchen equipped with quartz counters and Kitchen Aid appliances. A 1 bedroom suite (roughed in, currently not in use) with living area, full bath, laundry & separate entry, offers flexibility Rental, Family or Personal space. Upstairs, a regal master suite, 4 additional bedrooms, and a versatile playroom, ready to be a 6th bedroom if needed. This residence blends luxury, space, and proximity to nature and city conveniences, ideal for those seeking a serene modern family home.