31796 GROVE AVENUE MISSION

Mission-West, V4S 1E7

Residential Detached
\$1,999,800 (LP)

Depth/Size (ft):	(3.20AC)	Bedrooms:	1	Approx. Year Built:	9999
rontage (ft):	170.00	Bathrooms:	1	Age:	999
ot Area: (Acres)	3.20	Full Baths:	1	Zoning:	RU16
lood Plain:		Half Baths:	0	Gross Taxes:	\$4,713.02
lear Yard Exp:				For Tax Year:	2023
/iew:	Yes			P.I.D.:	001-327-208
tyle of Home:	Rancher/Bungalow	w/Bsmt.	Parking:		
Construction:	Frame - Wood		Covered Parking:		
xterior:	Mixed		Parking Access:		
oundation:			Parking:	Open, RV Parking Avail.	
ain Screen:			Locker:		
lenovations:			Units in Dev:		
of Fireplaces:	1 - Fuel: Electric		Distance to:		
/ater Supply:	Well - Drilled		Title to Land:	Freehold NonStrata	
uel/Heating:	Baseboard,Electric		Property Disc:	Yes	
Outdoor Area:	Balcony(s)		PAD Rental:		
ype of Roof:	Asphalt		Fixtures Leased:	No	
loor Finish:			Fixtures Rmvd:	No	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Yes : Valley Electricity,Septic,Wa LOT 27 SECTION 36	ater 0 TOWNSHIP 17 NEW WESTMIN	STER DISTRICT PLAN 20599		
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Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Septic,Wa LOT 27 SECTION 30 Royal LePage - Wol	0 TOWNSHIP 17 NEW WESTMIN		_	
Igmt. Company: Complex / Subdiv: Gervices Connected: egal: Amenities: Site Influences: Geatures: Bylaw Restric: Astring Broker(s):	Electricity,Septic,Wa LOT 27 SECTION 30 Royal LePage - Wols	0 TOWNSHIP 17 NEW WESTMIN stencroft Dimensions	STER DISTRICT PLAN 20599	Туре	Dimensions
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain	Electricity,Septic,Wa LOT 27 SECTION 30 Royal LePage - Wols Type Living Room Kitchen Bedroom Laundry	0 TOWNSHIP 17 NEW WESTMIN stencroft Dimensions 8'6 x 12'6 12'6 x 10'6 8'6 x 9'0 6'6 x 4'8	Floor		
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain	Electricity,Septic,Wa LOT 27 SECTION 30 Royal LePage - Wols Type Living Room Kitchen Bedroom Laundry 520 sqft 0 sqft	0 TOWNSHIP 17 NEW WESTMIN stencroft Dimensions 8'6 × 12'6 12'6 × 10'6 8'6 × 9'0 6'6 × 4'8 # Of Rooms:	Floor 4	Bathroom Floor # o	f Pieces Ensuite?
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Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Bsmt):	Electricity,Septic,Wa LOT 27 SECTION 30 Royal LePage - Wols Type Living Room Kitchen Bedroom Laundry 520 sqft 0 sqft 0 sqft 0 sqft 0 sqft	0 TOWNSHIP 17 NEW WESTMIN stencroft Dimensions 8'6 × 12'6 12'6 × 10'6 8'6 × 9'0 6'6 × 4'8 # Of Rooms: # Of Rooms: # Of Levels: Suite:	Floor 4 1 2	Bathroom Floor # o	f Pieces Ensuite?
Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: ceture	Electricity,Septic,Wa LOT 27 SECTION 34 Royal LePage - Wols Type Living Room Kitchen Bedroom Laundry 520 sqft 0 sqft 0 sqft 0 sqft 520 sqft	0 TOWNSHIP 17 NEW WESTMIN stencroft Dimensions 8'6 × 12'6 12'6 × 10'6 8'6 × 9'0 6'6 × 4'8 # Of Rooms: # Of Kitchens: # Of Levels:	Floor 4 1 2 None	Bathroom Floor # o	f Pieces Ensuite?
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): Listing Broker(s):	Electricity,Septic,Wa LOT 27 SECTION 30 Royal LePage - Wols Type Living Room Kitchen Bedroom Laundry 520 sqft 0 sqft 0 sqft 0 sqft 0 sqft	0 TOWNSHIP 17 NEW WESTMIN stencroft Dimensions 8'6 x 12'6 12'6 x 10'6 8'6 x 9'0 6'6 x 4'8 # Of Rooms: # Of Kitchens: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor 4 1 2	Bathroom Floor # o	f Pieces Ensuite?

Unlock the potential of this beautiful 3.2 acres of natural beauty, featuring a south-facing, gently sloped landscape with a mix of old-growth forest, meadows and valley views. Nestled between two golf courses, a stone throw from Morningstar's new development and within the Silverdale Comprehensive Planning Area, this property is also a savvy investment opportunity with future development potential. Whether you're envisioning a private retreat, a country estate, using the cottage as your country escape or place to live while you build, or an investment, the possibilities are endless! Welcome to Mission's most desirable neighborhood where country living meets luxury and investment!

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