

Depth/Size (ft):	(3.20AC)	Bedrooms:	1	Approx. Year Built:	9999
Frontage (ft):	170.00	Bathrooms:	1	Age:	999
Lot Area: (Acres)	3.20	Full Baths:	1	Zoning:	RU16
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,713.02
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	001-327-208

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Septic,Water
Legal:	LOT 27 SECTION 30 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 20599
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'6 x 12'6			
Main	Kitchen	12'6 x 10'6			
Main	Bedroom	8'6 x 9'0			
Main	Laundry	6'6 x 4'8			

Finished Floor (Main):	520 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsm):	0 sqft	Suite:	None			
Finished Floor (Total):	520 sqft	Crawl/Bsm Height:				
Unfinished Floor:	520 sqft	Basement:	Full,Unfinished			
Grand Total:	1,040 sqft	Beds In Bsm:	0 / 1			
		# Of Pets:				

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!

