

<b>Depth/Size (ft):</b>	20.13	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	7,651.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R558
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,546.58
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-188-805

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Aluminum,Stone	<b>Parking Access:</b>	Front
<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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 536, PLAN NWP56172, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Cul-de-Sac
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 12'10	Bsmt	Recreation Room	27'2 x 12'8
Main	Dining Room	11'3 x 9'9	Bsmt	Den	13'1 x 6'9
Main	Kitchen	11'6 x 11'2	Bsmt	Flex Room	9'10 x 9'2
Main	Primary Bedroom	11'6 x 11'2	Bsmt	Laundry	7'11 x 6'
Main	Bedroom	10'9 x 9'2	Bsmt	Utility	6'9 x 3'7
Main	Bedroom	9'8 x 9'			
Bsmt	Foyer	6'6 x 3'2			

<b>Finished Floor (Main):</b>	1,141 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	958 sqft	<b>Suite:</b>	None	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,099 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,099 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Nicely updated 3 bed plus den (could be 4th bedroom) home on a larger 7,651 sqft lot, ideally situated on a quiet cul-de-sac in a great family neighborhood! Walking distance to schools, Centennial Park (dog parks, sports courts), leisure centre (pool, ice rink & skatepark), Heritage Park Marketplace (shops, eateries, medical & more); minutes by car to downtown Mission, highways & West Coast Express commuter train. Huge basement rec room; bonus handy flex room; 300 sqft deck; double garage & RV parking. Updates include: basement shower & vanity (2019); s/s appliances (2018 onwards); new kitchen counters, sink/faucet & cabinets resurfaced (2016); deck (2013); roof, furnace & heat pump (2007).