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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 1908 |
| Frontage (ft): | 49.50 | Bathrooms: | 2 | Age: | 116 |
| Lot Area: (sq.ft.) | 4,024.00 | Full Baths: | 2 | Zoning: | MD465 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$2,236.58 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 000-836-460 |

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|-------------------------|----------------------------------|-------------------------|--------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | |
| Construction: | Frame - Wood | Covered Parking: | |
| Exterior: | Stucco | Parking Access: | |
| Foundation: | | Parking: | Open |
| Rain Screen: | | Locker: | |
| Renovations: | Completely | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: None | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Heat Pump,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

View: Yes : MT Baker and the Fraser River

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 2, PLAN NWP68633, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Garden,Workshop Attached

Site Influences: Central Location,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|---------------|-------|-----------------|-------------|-------|----------|------------|
| Main | Foyer | 3'9 x 4'10 | Main | Walk-In Closet | 5'4 x 4'8 | Bsmt | Laundry | 7'5 x 8'7 |
| Main | Family Room | 11'10 x 11'11 | Main | Bedroom | 10'8 x 9'2 | Bsmt | Workshop | 15'5 x 7'5 |
| Main | Dining Room | 14'5 x 10'4 | Above | Loft | 16'1 x 10'3 | | | |
| Main | Kitchen | 14'3 x 7'5 | Above | Bedroom | 16'7 x 8'4 | | | |
| Main | Eating Area | 5'2 x 9'10 | Above | Storage | 4'7 x 10'3 | | | |
| Main | Bedroom | 10'8 x 9'2 | Bsmt | Recreation Room | 23' x 20'1 | | | |
| Main | Primary Bedroom | 10'8 x 10'9 | Bsmt | Bar Room | 8'9 x 9'10 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 906 sqft | # Of Rooms: | 16 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 387 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Bsmt | 3 | No |
| Finished Floor (Bsmt): | 967 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,260 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | | | |
| Grand Total: | 2,260 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Step into this charming heritage home, a timeless masterpiece dating back to 1908. Meticulously renovated since 2004, such as a newer roof, a membrane foundation for the perimeter drainages, plumbing (pex), and electrical (lumix), and modern amenities such as central A/C and a tankless hot water system. The interior features a slate kitchen, oak hardwood, stainless steel appliances, and a classic clawfoot tub. With original moldings, pillars, picture rails, doors, and hardware, this home exudes character. Outside, the front porch, huge deck, and fenced offer convenience, while the completely finished basement with a rec room, separate entry and a workshop provides endless possibilities. This gem is ideally located within walking distance to Downtown Mission and the West Coast Express