R2895137 House/Single Family

7768 WREN STREET MISSION

Mission BC, V2V 3C4

1

Residential Detached \$949,000 (LP)

105.00 Depth/Size (ft): Frontage (ft): 86.70 Lot Area: (sq.ft.)

9,103.00 No

No

4 Bedrooms: 3 Bathrooms: **Full Baths:** 2

Half Baths:

Approx. Year Built:

Age:

Zoning: R558 **Gross Taxes:** \$3,281.29 For Tax Year: 2023

P.I.D.: 000-887-439

Style of Home: Construction:

Exterior:

Foundation:

Rain Screen:

Renovations:

Flood Plain:

Rear Yard Exp:

Basement Entry Frame - Wood

Stucco, Wood

Parking: **Covered Parking:** Total: 5 - Covered: 1

Parking Access: Front

Parking:

Locker:

Add. Parking Avail., Carport; Single

Units in Dev: Distance to: Title to Land:

Freehold NonStrata

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

of Fireplaces: Water Supply: Fuel/Heating: **Outdoor Area:**

Forced Air, Natural Gas Patio(s) & Deck(s)

2 - Fuel: Electric

City/Municipal

Type of Roof:

Other

Floor Finish:

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected:

Electricity, Natural Gas, Sanitary Sewer, Water

Legal:

LOT 220, PLAN NWP41672, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 43527

Amenities:

Site Influences: Central Location, Shopping Nearby ClthWsh/Dryr/Frdg/Stve/DW Features:

Bylaw Restric:

Listing Broker(s): Lighthouse Realty Ltd.

Floor Dimensions Type Main Living Room 17'4 x 13'3 Main Dining Room 10'4 x 11'7 Main Kitchen 11'9 x 11'2 Main Primary Bedroom 13'1 x 11'2 Main Bedroom 10'6 x 9'11 Main **Bedroom** 9'4 x 9'11 Recreation Room 17'4 x 12'4 Relow

Floor Below Below Below Type Bedroom Den Laundry

11'4 x 11'2 6'6 x 12'4 10'8 x 11'2

Dimensions

Finished Floor (Main): 1,171 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 790 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): **Unfinished Floor:**

1,961 sqft 0 sqft **Grand Total:** 1,961 sqft # Of Rooms: 10 # Of Kitchens: 1 # Of Levels: 2 Suite: None Crawl/Bsmt Height:

Basement: Fully Finished **Beds In Bsmt:** 0/4

Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 5 Nο 2 Main Yes Below 3 No

Well maintained & updated 4 bedroom plus den family home in a central location on a fantastic 9,103 sqft flat lot. Fenced, spacious & private landscaped backyard oasis surrounded by mature growth complete with large entertainment patio with stonework firepit, trellised pergolas and multiple handy lean-to's and covered shelters. Interior features: fully furnished basement: gorgeous custom electric fireplaces on both floors; full reno to both bathrooms; brand new vanity in main bath; large rec room & huge laundry/utilities room in basement. Recent updates include flooring, hot water tank, furnace, light fixtures, paint & patio. Minutes to schools, supermarkets, restaurants, sports park, golf course, downtown, highway access & the West Coast Express Commuter train.