R2892030 House/Single Family

32873 4TH AVENUE MISSION

Mission BC, V2V 1R9

Residential Detached \$935,000 (LP)

Depth/Size (ft):

Flood Plain:

Frontage (ft): Lot Area: (sq.ft.) 66.00 9,240.00 No

Bedrooms: Bathrooms:

Full Baths:

Half Baths:

Approx. Year Built: Age:

Zoning:

P.I.D.:

Total: 1

Front

Open

1939 85 MD465

001-558-846

Gross Taxes: \$3,255.88 For Tax Year: 2023

Rear Yard Exp:

Style of Home: 2 Storey Construction: Frame - Wood

Exterior: Mixed

Foundation: Rain Screen: Renovations:

of Fireplaces:

2 - Fuel: Natural Gas, Wood

City/Municipal Water Supply: Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Fenced Yard, Patio(s) & Deck(s)

Type of Roof: Asphalt

Floor Finish: Hardwood, Laminate Parking:

Covered Parking:

Parking Access: Parking:

Locker:

Units in Dev: Distance to:

Freehold NonStrata Title to Land:

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

View:

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Water

LOT 9, BLOCK 14, PLAN NWP332, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: Garden, In Suite Laundry

Central Location, Private Setting, Private Yard, Treed Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Security System,Storage Shed

Bylaw Restric:

Listing Broker(s): RE/MAX Magnolia

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Kitchen	9'2 x 12'3	Main	Walk-In Closet	7'4 x 4'8	Bsmt	Recreation Room	19'2 x 14'4
Main	Living Room	12'4 x 16'9	Main	Family Room	10'5 x 10'5	Bsmt	Foyer	9'2 x 9'3
Main	Foyer	3'8 x 6'3	Main	Patio	10'6 x 10'5	Bsmt	Bedroom	15'11 x 12'6
Main	Dining Room	10'10 x 12'9	Bsmt	Eating Area	10'11 x 5'9	Bsmt	Walk-In Closet	6'4 x 6'8
Main	Bedroom	10'10 x 10'6	Bsmt	Kitchen	12'11 x 8'1	Bsmt	Utility	8'8 x 16'1
Main	Bedroom	9' x 10'4				Bsmt	Storage	10'11 x 9'6
Main	Primary Bedroom	12'1 x 12'8						

Finished Floor (Main): 1,424 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 1,252 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 2,676 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 2,676 sqft # Of Rooms: 18 # Of Kitchens: 2 # Of Levels: 2

Suite: Licensed Suite

Crawl/Bsmt Height:

Basement: Full **Beds In Bsmt:** 1/4

Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 3 Yes Main 3 No **Bsmt** 3 No

Nestled in the heart of Mission, this inviting 3-BR home offers a delightful mix of comfort and practicality. enter the property and you are greeted with a well-appointed kitchen seamlessly connected to a dining area and living room, providing an ideal space for gatherings and daily activities. A cozy family room, complete with a wood-burning fireplace, invites you to unwind on tranquil evenings—all conveniently located on one floor. Three bedrooms ensure ample space for the family, separate Laundry room, storage & workspace. a private yard with a deck sets the scene for outdoor relaxation. Additionally, the basement suite, boasting its own entrance, currently rented, offering an attractive income stream. With amenities nearby, this home presents a remarkable opportunity not to be missed!