

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1939
Frontage (ft):	66.00	Bathrooms:	3	Age:	85
Lot Area: (sq.ft.)	9,240.00	Full Baths:	3	Zoning:	MD465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,255.88
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	001-558-846

Style of Home:	2 Storey	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

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

Amenities: Garden,In Suite Laundry

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

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

Bylaw Restrict:

Listing Broker(s): RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,252 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Licensed Suite	Bsmt	3	No
Finished Floor (Total):	2,676 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,676 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

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!