

Depth/Size (ft):	(0.96AC)	Bedrooms:	6	Approx. Year Built:	2017
Frontage (ft):	232.10	Bathrooms:	4	Age:	7
Lot Area: (sq.ft.)	41,818.00	Full Baths:	3	Zoning:	R558
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,664.35
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	029-494-249

Style of Home:	2 Storey	Parking:	Total: 16 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Stone,Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN EPP43286, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Guest Suite,In Suite Laundry,Independent living
Site Influences:	Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Jetted Bathtub,Microwave,Security System,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 9'11	Main	Kitchen	8'5 x 11'6	Above	Walk-In Closet	4'10 x 4'2
Main	Mud Room	7' x 11'10	Main	Bedroom	13'1 x 9'11	Above	Bedroom	10'10 x 12'5
Main	Living Room	15'10 x 15'9	Above	Primary Bedroom	16'10 x 14'9	Above	Laundry	7' x 5'8
Main	Dining Room	13'4 x 14'11	Above	Walk-In Closet	8'3 x 10'			
Main	Kitchen	13'5 x 14'1	Above	Bedroom	13'3 x 14'			
Main	Bedroom	10'11 x 10'1	Above	Walk-In Closet	4'11 x 5'4			
Main	Living Room	10'2 x 10'10	Above	Bedroom	10'10 x 9'11			

Finished Floor (Main):	1,743 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,674 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above		Yes
Finished Floor (Total):	3,417 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft		Full,Fully	Above	3	Yes
Grand Total:	3,417 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	0 / 6			
		# Of Pets:				

Nestled in one of Mission's premier neighbourhoods near Centennial Park, the property boasts a nearly 1-acre lot. This stunning two-storey home on city water and sewer is a rare find! Main floor features a practical layout with a spacious open concept and a stylish kitchen with a center island and granite countertops. A connected living and dining area features a cozy fireplace and powder room. Additionally, there's a suite with a second kitchen and two bedrooms, perfect for extended family or as a rental unit. Upstairs, enjoy 4 bedrooms, an office, laundry, and 3 bathrooms. Backyard offers privacy, ideal for family gatherings. Complete with a 3-car garage and space for 13 additional parking spots, including room for vehicles and an RV, this home meets all your family's needs and more.