

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1969
<b>Frontage (ft):</b>	78.00	<b>Bathrooms:</b>	1	<b>Age:</b>	55
<b>Lot Area: (sq.ft.)</b>	43,298.31	<b>Full Baths:</b>	1	<b>Zoning:</b>	RU16
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,888.14
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	011-142-235

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 6 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Rear,Side
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Septic,Water

**Legal:** LOT 6 SECTION 24 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 5214

**Amenities:** In Suite Laundry,None,Storage

**Site Influences:** Cleared,Greenbelt,Private Setting,Private Yard,Rural Setting,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty (Surrey/120)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 8'1	Below	Laundry	9'3 x 7'
Main	Dining Room	8'5 x 9'8	Below	Storage	6' x 5'8
Main	Living Room	18'11 x 12'11			
Main	Den	8' x 6'			
Below	Primary Bedroom	15'6 x 10'			
Below	Bedroom	9' x 8'			
Below	Bedroom	11'9 x 9'1			

<b>Finished Floor (Main):</b>	662 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	678 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,340 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	1,340 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Investor Alert! Welcome to your private retreat on acreage! This charming 3 bedroom, 1 bathroom home offers a blend of tranquility and convenience. Nestled in the quiet area of Stave Falls, this property is equipped with its very own natural pond, beautiful greenbelt and an incredible space to host all of those great game nights. Located close to shopping, highways and just minutes to all schools & public transportation. Are you seeking a quiet lifestyle? Don't miss out on this opportunity to own a piece of secluded paradise in Mission. Open House Saturday June 29th, 2:00 Pm - 4:00 PM.