

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1948
Frontage (ft):		Bathrooms:	2	Age:	76
Lot Area: (sq.ft.)	16,468.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,564.74
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-589-222

Style of Home:	4 Level Split	Parking:	Total: 10 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	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:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: LOT 379, PLAN NWP45293, PART NW1/4, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Microwave,Smoke Alarm,Windows - Storm,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 28'	Bsmt	Laundry	10' x 13'
Main	Kitchen	13'6 x 13'6			
Main	Dining Room	13' x 10'			
Main	Bedroom	13' x 10'			
Main	Foyer	10' x 14'			
Above	Primary Bedroom	20' x 20'			
Above	Bedroom	13' x 20'			

Finished Floor (Main):	1,460 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	950 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	4	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	2,410 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	840 sqft	Basement:	Full,Unfinished			
Grand Total:	3,250 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Opportunity knocks at 7730 Wren St, Mission, BC a builder's dream property! This 3-bedroom, 2-bathroom house offers excellent renovation potential to unleash your creativity. Situated on a spacious lot, the home features a delightful outdoor space complete with a hot tub and patio, perfect for relaxing or entertaining. Equipped with an 18' x 30' shop, it caters well to crafting or storage needs. Location-wise and within easy reach of Mission City Station for commuting convenience. Close to Elementary & Secondary schools Explore the neighborhood or embark on nearby attractions, making it a compelling blend of quiet residence and accessibility. Perfect for developers looking for a project with promising upside – don't let this gem pass you by!