

Depth/Size (ft):	IRREG	Bedrooms:	4	Approx. Year Built:	1975
Frontage (ft):	48.00	Bathrooms:	2	Age:	49
Lot Area: (sq.ft.)	11,013.60	Full Baths:	1	Zoning:	R558
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,524.76
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-279-266

Style of Home:	2 Storey,Split Entry	Parking:	Total: 7 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - 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:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 199, PLAN NWP43801, PART NW1/4, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Cul-de-Sac,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 16'5	Below	Bedroom	8'3 x 13'5
Main	Primary Bedroom	12'9 x 10'4	Below	Storage	6'10 x 9'7
Main	Bedroom	8'6 x 11'10	Below	Flex Room	15'7 x 23'9
Main	Bedroom	8'5 x 10'10	Below	Laundry	10'4 x 10'8
Main	Kitchen	12'11 x 10'4			
Main	Dining Room	9'6 x 10'9			
Main	Foyer	6'10 x 3'1			

Finished Floor (Main):	1,170 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	850 sqft	# Of Levels:	2	Bsmt	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,020 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,020 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this beautiful 4 bed 2 bath home on a quiet cul de sac in west Mission. This home has been cared for by the owners for many years and has been recently renovated throughout. Enjoy your large deck that overlooks your big private back yard that sits on about 1/4 acre bordered by a tall hedge that provides that great privacy. Have a green thumb? A great garden set out in yard that is irrigated- just needs a little handy work. House has heat pump/AC to keep the temp just right for you inside. Situated not far from shopping and rec, and just a short drive to the West Coast Express if you have commuting needs. Reach out to get a private showing booked.