

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	68.17	<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	7,235.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R558
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,286.98
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	
<b>View:</b>				<b>P.I.D.:</b>	005-378-214

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 535 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 56172

**Amenities:**

**Site Influences:**

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Advantage Realty (Central Valley) Ltd., Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'9 x 11'6	Below	Bedroom	8'8 x 11'11
Main	Dining Room	7'11 x 11'6	Below	Recreation Room	11'11 x 17'1
Main	Living Room	15'2 x 13'	Below	Storage	12'3 x 5'10
Main	Primary Bedroom	12'7 x 11'6	Below	Storage	3'8 x 5'5
Main	Bedroom	9'2 x 9'7	Below	Laundry	9'3 x 5'10
Main	Bedroom	8'10 x 9'7			
Main	Foyer	6'5 x 3'8			

<b>Finished Floor (Main):</b>	1,134 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	799 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	2	No
<b>Finished Floor (Total):</b>	1,933 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	28 sqft	<b>Basement:</b>	Partly Finished			
<b>Grand Total:</b>	1,961 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Family home with INVESTMENT OPPORTUNITY! Updated 2-story home with 4 bedrooms on a large lot, perfect for families and future potential. New Flooring and Paint make the space bright and the basement offers excellent suite potential for mortgage help. With an OCP designation of Attached Multi-Unit Residential, this property is a great investment opportunity. Located near Mission Secondary, Windebank Elementary, Centennial Park, and Mission Leisure Centre, it's perfectly positioned for convenient family living. Don't miss out on this versatile and promising property!