32404 BRANT AVENUE MISSION

Mission BC, V2V 4Z1

Residential Attached \$799,900 (LP)

•		MISSION	BC, V2V 421				
Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	l t: 1975		
Frontage (ft):	30.00	Bathrooms:	2	Age:	49		
Lot Area: (sq.ft.)	3,000.00	Full Baths:	2	Zoning:	MD4	65	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00)	
Rear Yard Exp:				For Tax Year:	2023		
View:	No			P.I.D.:	032-3	332-009	
		1					
Style of Home:	2 Storey		Parking:	Total: 3			
Construction:	Frame - Wood		Covered Parking:				
Exterior:	Mixed		Parking Access:	Front			
Foundation:			Parking:	Open			
Rain Screen:			Locker:				
Renovations:	Completely		Units in Dev:				
# of Fireplaces:			Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold Strata			
Fuel/Heating:	Forced Air,Natural Ga	as	Property Disc:	Yes			
Outdoor Area:	Fenced Yard		PAD Rental:				
Type of Roof:	Torch-On		Fixtures Leased:	No			
Floor Finish:	Laminate, Tile		Fixtures Rmvd:	No			
View	No						
View:	No						
Mgmt. Company:	No						
Mgmt. Company: Complex / Subdiv:		s Sanitary Sewer Water					
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Ga STRATA LOT 2, PLAI	s,Sanitary Sewer,Water N EPS10775, SECTION 20, TOWNS				N INTEREST IN	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Ga STRATA LOT 2, PLA THECOMMON PROI	•				N INTEREST IN	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Ga STRATA LOT 2, PLA THECOMMON PROI None	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U	JNIT ENTITLEMENT OF THE			N INTEREST IN	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Ga STRATA LOT 2, PLA THECOMMON PROI None	N EPS10775, SECTION 20, TOWNS	JNIT ENTITLEMENT OF THE			N INTEREST IN	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard, Recreation Nearby, Shoppin tencroft	JNIT ENTITLEMENT OF THE	E STRATA LOT AS SHOW	'N ON FORM V	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions	JNIT ENTITLEMENT OF THE	E STRATA LOT AS SHOW	N ON FORM V	sions 2'4	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer Living Room	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1	JNIT ENTITLEMENT OF THE ng Nearby Floor Above	E STRATA LOT AS SHOW Type Bedroom	N ON FORM V Dimen: 9'6 x 12	sions 2'4 2'6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above	E STRATA LOT AS SHOW Type Bedroom Bedroom	N ON FORM V Dimens 9'6 x 12 9'3 x 10	sions 2'4 2'6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROD None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above	E STRATA LOT AS SHOW Type Bedroom Bedroom	N ON FORM V Dimens 9'6 x 12 9'3 x 10	sions 2'4 2'6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROU None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above	E STRATA LOT AS SHOW Type Bedroom Bedroom	N ON FORM V Dimens 9'6 x 12 9'3 x 10	sions 2'4 2'6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5 10'7 x 7'9	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above	E STRATA LOT AS SHOW Type Bedroom Bedroom	N ON FORM V Dimens 9'6 x 12 9'3 x 10	sions 2'4 2'6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen Bedroom Walk-In Closet	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard, Recreation Nearby, Shoppin tencroft Dimensions $4'9 \times 4'1$ $11'7 \times 15'1$ $6' \times 2'5$ $8'6 \times 12'5$ $10'7 \times 7'9$ $10'5 \times 12'9$ $3'2 \times 5'8$	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above Above	E STRATA LOT AS SHOW Type Bedroom Bedroom Walk-In Closet	N ON FORM V Dimens 9'6 x 12 9'3 x 10 4'11 x 3	sions 2'4 3'2	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main):	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROU None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen Bedroom Walk-In Closet	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5 10'7 x 7'9 10'5 x 12'9 3'2 x 5'8 # Of Rooms:	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above	E STRATA LOT AS SHOW Type Bedroom Bedroom Walk-In Closet Bathroom Floor	N ON FORM V Dimen: 9'6 x 12 9'3 x 10 4'11 x 3 # of Pieces	sions 2'4 3'2 B'2 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROU None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen Bedroom Walk-In Closet 628 sqft 665 sqft	Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5 10'7 x 7'9 10'5 x 12'9 3'2 x 5'8	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above Above Above	E STRATA LOT AS SHOW Type Bedroom Bedroom Walk-In Closet Bathroom Floor Above	N ON FORM V Dimen: 9'6 x 12 9'3 x 10 4'11 x 3 # of Pieces 4	sions 2'4 3'2 3'2 Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen Bedroom Walk-In Closet 628 sqft 665 sqft 0 sqft	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U ate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5 10'7 x 7'9 10'5 x 12'9 3'2 x 5'8 # Of Rooms: # Of Kitchens: # Of Levels:	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above Above Above 10 1 2	E STRATA LOT AS SHOW Type Bedroom Bedroom Walk-In Closet Bathroom Floor	N ON FORM V Dimen: 9'6 x 12 9'3 x 10 4'11 x 3 # of Pieces	sions 2'4 3'2 B'2 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen Bedroom Walk-In Closet 628 sqft 665 sqft 0 sqft 0 sqft	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard, Recreation Nearby, Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5 10'7 x 7'9 10'5 x 12'9 3'2 x 5'8 # Of Rooms: # Of Rooms: # Of Levels: Suite:	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above Above Above	E STRATA LOT AS SHOW Type Bedroom Bedroom Walk-In Closet Bathroom Floor Above	N ON FORM V Dimen: 9'6 x 12 9'3 x 10 4'11 x 3 # of Pieces 4	sions 2'4 3'2 3'2 Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Desmt): Finished Floor (Total):	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen Bedroom Walk-In Closet 628 sqft 665 sqft 0 sqft 0 sqft 1,293 sqft	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5 10'7 x 7'9 10'5 x 12'9 3'2 x 5'8 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above Above Above 10 1 2 None	E STRATA LOT AS SHOW Type Bedroom Bedroom Walk-In Closet Bathroom Floor Above	N ON FORM V Dimen: 9'6 x 12 9'3 x 10 4'11 x 3 # of Pieces 4	sions 2'4 3'2 3'2 Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen Bedroom Walk-In Closet 628 sqft 665 sqft 0 sqft 1,293 sqft 0 sqft 1,293 sqft 0 sqft	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5 10'7 x 7'9 10'5 x 12'9 3'2 x 5'8 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above Above 10 1 2 None Crawl	E STRATA LOT AS SHOW Type Bedroom Bedroom Walk-In Closet Bathroom Floor Above	N ON FORM V Dimen: 9'6 x 12 9'3 x 10 4'11 x 3 # of Pieces 4	sions 2'4 3'2 3'2 Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Desmt): Finished Floor (Total):	Electricity,Natural Ga STRATA LOT 2, PLAI THECOMMON PROI None Central Location,Priv Royal LePage - Wols Type Foyer Living Room Pantry Dining Room Kitchen Bedroom Walk-In Closet 628 sqft 665 sqft 0 sqft 0 sqft 1,293 sqft	N EPS10775, SECTION 20, TOWNS PERTY IN PROPORTION TO THE U rate Yard,Recreation Nearby,Shoppin tencroft Dimensions 4'9 x 4'1 11'7 x 15'1 6' x 2'5 8'6 x 12'5 10'7 x 7'9 10'5 x 12'9 3'2 x 5'8 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	JNIT ENTITLEMENT OF THE ng Nearby Floor Above Above Above Above 10 1 2 None	E STRATA LOT AS SHOW Type Bedroom Bedroom Walk-In Closet Bathroom Floor Above	N ON FORM V Dimen: 9'6 x 12 9'3 x 10 4'11 x 3 # of Pieces 4	sions 2'4 3'2 3'2 Ensuite? No	

This beautifully renovated 3bed & 2bath half-duplex with NO strata FEES is a true gem. In the kitchen, you'll find new quartz countertops & a gas stove hookup. The entire property is Completely Renovated. New plumbing & electrical systems to ensure safety & efficiency. Enjoy peace of mind under a new roof & take advantage of new windows & blinds. Property is also prepped for AC & CCTV cameras. Newly installed furnace with on-demand hot water & sprinkler system. Step outside to a large outdoor seating area, perfect for entertaining complete with a gas BBQ hookup that is ready summer cookouts. Newly paved driveway adds convenience, making parking a breeze for you & your guests. Appliance package credit available. With so many appealing features, this property won't stay on the market long!



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