



Presented by:
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Active **32639 LAMINMAN AVENUE** Residential Detached
R2400826 Mission **\$810,000** (LP)
 Board: F Mission BC (SP) **M**
 House/Single Family V4S 1A8



Sold Date: Frontage (feet): Original Price: **\$810,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **9999**
 Depth / Size: Bathrooms: **1** Age: **999**
 Lot Area (sq.ft.): **0.00** Full Baths: **1** Zoning: **RS-2**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,552.00**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **007-613-962**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity**
 Sewer Type: **Septic**

Style of Home: **1 Storey**
 Construction: **Other**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **0** R.I. Plumbing:
 Fireplace Fuel: R.I. Fireplaces:
 Water Supply: **Community** Metered Water:
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Carport & Garage, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **LOT B, PLAN NWP12748, SECTION 32, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Workshop Detached**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 21'			x			x
Main	Kitchen	9' x 18'			x			x
Main	Dining Room	9' x 12'			x			x
Main	Other	9' x 12'			x			x
Main	Bedroom	9' x 12'			x			x
Main	Master Bedroom	12' x 21'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,056	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	1,056 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Grg Dr Ht:
Grand Total:	1,056 sq. ft.	Basement:	None		6							
					7							
					8							

Listing Broker(s): **Sutton Showplace Realty (2015) (Agassiz)** **Sutton Showplace Realty (2015) (Agassiz)**

Cute and Clean Mission Acreage. This 1100 sqft modified is a perfect for a couple or small family -- on of the last originals in this easeful neighbourhood. The lot is a dream, with charming old pines and lots of space for gardening and toys. Did I mention the new 25 x 34 Workshop, with room for Motorhome and toys! The Garden & Yard offers plenty of placed to park. Just add a few 4-Wheeler's, and you're ready for fun. This listing is a great, property, great price, great location. New paint, new siding, new water heater, and newer furnace. Nice 2 bedroom, one bath, and tons of storage. The new deck is a great place to sit and enjoy a tasty BBQ and fresh air. This property is an excellent investment or move in today and do nothing.