LISTING
features

32639 Laminman Ave,
Mission

COMPLIMENTS OF

Freddy & Linda Marks

604.491.1060
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7092 Pioneer Ave. Agassiz

3A GROUP
Sutton Showplace Realty
TheBestDealsinBC.com

FANTASTIC OPPORTUNITY 0.5 Acre Lot Large Workshop

Sutton

7092 Pioneer Ave

Agassiz, BC

Canada, V0M 1A0

Cute and Clean Mission Acerage. This 1100 sqft modified is a perfect for a couple or small family — one of the last originals in this easeful neighborhood.

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 places 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.

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Presented by:

Linda Marks

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3A GROUP Sutton Showplace Realty

Active
R2400826
Board: F
House/Single Family

32639 LAMINMAN AVENUE

Mission
Mission BC
V4S 1A8

Residential Detached
$810,000 (LP)
(SP) M

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:				For Tax Year:	**2019**
Council Apprv?:				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: Reno. Year:
Renovations: R.I. Plumbing:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
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
Main	**Living Room**	**15' x 21'**
Main	**Kitchen**	**9' x 18'**
Main	**Dining Room**	**9' x 12'**
Main	**Other**	**9' x 12'**
Main	**Bedroom**	**9' x 12'**
Main	**Master Bedroom**	**12' x 21'**
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **1,056**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,056 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,056 sq. ft.**

# of Rooms: **6**
# of Kitchens: **1**
# of Levels: **1**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **2**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**3**	**No**
2			
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed: **25 X 34**
Pool:
Garage Sz:
Grg Dr Ht:

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

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The enclosed information, while deemed to be correct, is not guaranteed.

PREC* indicates 'Personal Real Estate Corporation'.