



Presented by:
Keri Cawthorne

Keller Williams Elite Realty
Phone: 604-230-2651
https://MRKTrealtors.com
keri@mrktrealtors.com



R2814511

Board: F
Townhouse

51 32339 7TH AVENUE

Mission
Mission BC
V2V 6T7

Residential Attached

\$699,990 (LP)
(SP) **M**



Sold Date: If new,GST/HST inc?: Original Price: **\$699,990**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1994**
Frontage(feet): Bathrooms: **3** Age: **29**
Frontage(metres): Full Baths: **2** Zoning: **STRATA**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,605.41**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **017-952-301** Tax Inc. Utilities?: **No**
View: **No :** Tour: **Virtual Tour URL**
Complex / Subdiv: **CEDARBROOK ESTATES**
First Nation
Services Concnctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2020**
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **STRATA LOT 22, PLAN LMS311, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): **832**
Finished Floor (Above): **783**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **509**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,124 sq. ft.**
Unfinished Floor: **0**

Units in Development: **68** Tot Units in Strata: **68** Locker: **No**
Exposure:
Mgmt. Co's Name: **Teamwork Property Management** Storeys in Building: **3**
Maint Fee: **\$344.73** Mgmt. Co's #: **604-854-1734**
Maint Fee Includes: **Garbage Pickup, Management, Sewer, Snow removal, Water**
Council/Park Apprv?:

Grand Total: **2,124 sq. ft.**

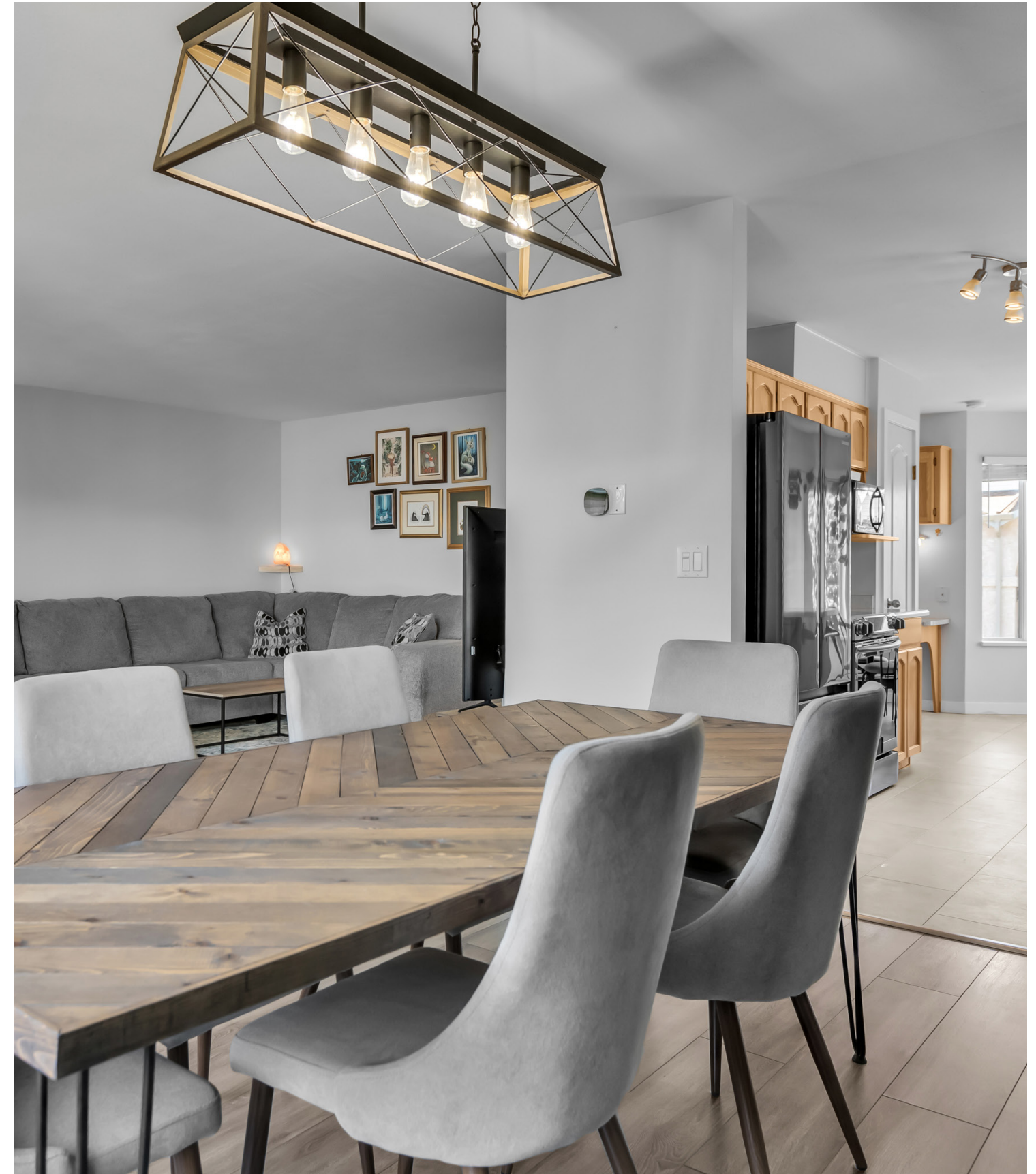
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|-----------------|-------------|------|-------|-------------|----------|
| Main | Foyer | 9'7 x 7' | Above | Walk-In Closet | 3'10 x 6'1 | 1 | Above | 5 | Yes |
| Main | Eating Area | 11'2 x 6'11 | Below | Recreation Room | 11'8 x 18'3 | 2 | Above | 4 | No |
| Main | Kitchen | 9'1 x 13'3 | Below | Laundry | 11'2 x 8'7 | 3 | Below | 2 | No |
| Main | Dining Room | 10'3 x 12'8 | Below | Utility | 5'5 x 3'1 | 4 | | | |
| Main | Living Room | 13'9 x 18'3 | | | x | 5 | | | |
| Above | Primary Bedroom | 15'6 x 18' | | | x | 6 | | | |
| Above | Walk-In Closet | 7'5 x 8'7 | | | x | 7 | | | |
| Above | Bedroom | 11'8 x 11'2 | | | x | 8 | | | |

Listing Broker(s): **Keller Williams Elite Realty**

WELCOME TO CEDARBROOK ESTATES. This SPACIOUS 3 level, 2 bed+3 bath END HOME boasts 2124ft of bright & airy living, plenty of room for the family to grow! An expansive main with living area opening onto covered patio for year round enjoyment, full size dining pass thru area, functional kitchen w/pantry & cozy breakfast nook - lives like a home! Below find large rec room OR optional 3rd/guest bed? Under stair storage! Single car garage+driveway for 2 vehicles. Well appointed primary bed with WIC & expansive 5-piece ensuite soaker tub. Extensively UPDATED with new flooring & paint throughout, S/S appliances, lighting & lower powder room. PRIVATE fenced & hedged backyard, perfect for entertaining, the kids & pets. CENTRAL location! Schools, parks, transit, shopping, restaurants, easy commute!

RE Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 09/12/2023 10:02 AM



51-32339 7 AVENUE | MISSION

604 230 2651 Keri@MRKTrealtors.com MRKTrealtors.com

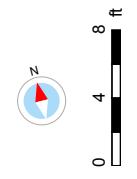
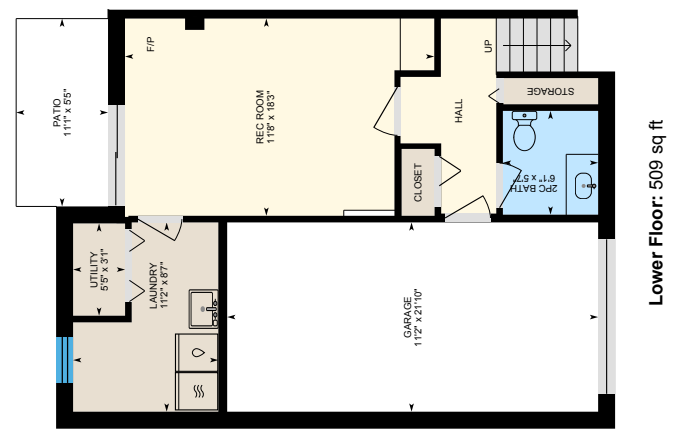
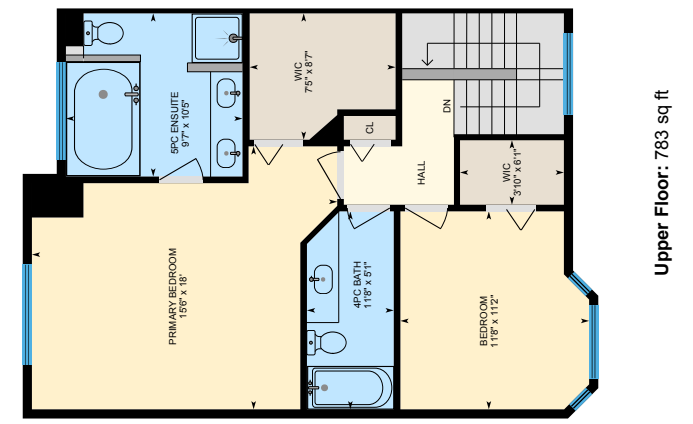
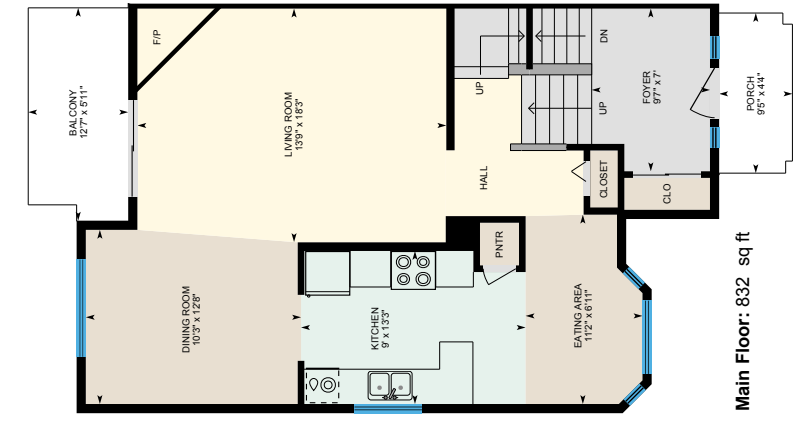


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MRKT.
 REAL ESTATE GROUP
 KERI CAWTHORNE
 keri@MRKTreators.com • 604-230-2651
OWN YOUR MARKET

51-32339 7th Avenue
Mission, BC

| | | |
|-----------------------|--------------|--------------|
| Total Livable: | 2,124 | sq ft |
| Main Floor | 832 | sq ft |
| Upper Floor | 783 | sq ft |
| Lower Floor | 509 | sq ft |
| Total: | 415 | sq ft |
| Porch | 40 | sq ft |
| Balcony | 71 | sq ft |
| Patio | 60 | sq ft |
| Garage | 244 | sq ft |



Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

