



Presented by:
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Active
R3001583
Board: F
Townhouse

5 32139 7TH AVENUE

Mission
Mission BC
V2V 2A9

Residential Attached

\$585,880 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$585,880
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 3	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: MT1
Depth / Size (ft.): Strata	Half Baths: 1	Gross Taxes: \$2,512.67
Sq. Footage: 0.00	P.I.D.: 019-167-806	For Tax Year: 2024
Flood Plain:		Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: Qionto Estates		
First Nation:		
Services Connctd: Electricity	Water Supply: City/Municipal	
Sewer Type: City/Municipal		

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **2 Min walk** Dist. to School Bus: **.3kEl 1.5high**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 5, PLAN LMS1850, 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 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location**
Features:

Finished Floor (Main): **865**
Finished Floor (Above): **940**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,805 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,805 sq. ft.**

Units in Development: **5**
Exposure: **East**
Mgmt. Co's Name: **Self Managed**
Maint Fee: **\$275.00**
Maint Fee Includes: **Management**

Tot Units in Strata: **5** Locker:
Storeys in Building: **2**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **2**
of Rooms: **13**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100 %**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'9 x 13'3	Above	Primary Bedroom	16'9 x 14'10	1	Main	2	No
Main	Dining Room	10'6 x 9'1	Above	Walk-In Closet	7'10 x 7'1	2	Above	4	Yes
Main	Kitchen	10'2 x 7'10	Above	Bedroom	11'8 x 10'11	3	Above	4	No
Main	Eating Area	10'3 x 8'10	Above	Bedroom	11' x 10'11	4			No
Main	Utility	11' x 6'5	Above	Laundry	9'3 x 6'7	5			No
Main	Storage	9' x 6'6			x	6			No
Main	Foyer	5'6 x 5'5			x	7			No
Main	Patio	23'3 x 10'7			x	8			No

Listing Broker(s): **Homelife Benchmark Titus Realty**

Quinto Estates. Court Ordered Sale. Listed \$135,000 below the most recent assessment value. Needs some TLC but could be an amazing 3 bedroom unit, with upstairs laundry with bedrooms. END UNIT which offers a PRIVATE FENCED side and back yard. 5-unit development, self managed and is close to all amenities. Unit has in-floor hot water heating. Bright white kitchen with Stainless Steel appliances which is adjacent to the eating area / dining room. Living room has a gas fireplace and access out to rear covered patio. Main floor has a 2 piece powder room and a storage room. Upstairs are 3 bedrooms and 2 full bathrooms. Laundry is currently being used as a 4th bedroom. Single garage plus 2 additional parking stalls, just out the door. 2 min walk to Kinsman Park. Groceries, restaurants, shops.