



# P.A. 'Doc' Livingston PREC\*

Presented by:  
Blue West Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R2758291**  
Board: F  
Townhouse

## 25 32361 MCRAE AVENUE

Mission  
Mission BC  
V2V 4X7

Residential Attached  
**\$570,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$570,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>30</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MT 1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$1,960.36</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>018-439-314</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>SPENCER ESTATES</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS WHERE IS**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS**  
Floor Finish: **Laminate**

Legal: **STRATA LOT 25, PLAN LMS614, 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: **Garden, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): **739**  
Finished Floor (Above): **627**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,366 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,366 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **8**

Units in Development: **53**  
Exposure:  
Mgmt. Co's Name: **TEAMWORK PROP. MANAGEMENT**  
Maint Fee: **\$379.29**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **53** Locker: **No**  
Storeys in Building: **2**  
Mgmt. Co's #: **604-854-1734**  
Council/Park Apprv?:

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

# of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'8 x 11'6			x	1	Main	2	No
Main	Dining Room	13' x 11'6			x	2	Above	3	Yes
Main	Kitchen	16'8 x 13'7			x	3	Above	4	No
Main	Family Room	13'7 x 7'6			x	4			
Above	Primary Bedroom	11'11 x 11'8			x	5			
Above	Bedroom	12'5 x 9'6			x	6			
Above	Bedroom	9'10 x 9'1			x	7			
Above	Laundry	6'3 x 5'			x	8			

Listing Broker(s): **RE/MAX All Points Realty**

**Welcome to Spencer Estates.. This spacious end unit townhouse features: 3 bedrooms, 3 bathrooms, 2 car garage with large driveway, large family room, private yard and a gas fireplace. This property feels like a detached home as the entrance is off MCRAE (room to park 4 or more vehicles). Close to amenities including shopping, schools, transit, recreation and much more.**