



Presented by:
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Mission, F83 (Mission BC) Residential Detached
7511 GRAND ST MLS # F2724705 Active



List Price: \$399,500

Previous Price: \$412,500	Complex/Subdiv:	
Original Price: \$422,500	Postal Code: V2V 3S8	
Frontage: 70.00 ft	Type: HOUSE	
Depth/Size: 80	Approx Yr Blt: 1950	
Lot Area SqFt: 5,473	Bedrooms: 5	Age at List Date: 57
Rear Yard Exp: West	Bathrooms: 3	Zoning: SFD
Meas Type: Feet	Full Baths: 2	Taxes: \$2,820 /2006
Flood Plain: No	Half Baths: 1	If New GST Incl:
Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Water	Occupancy: Owner	

View: Yes- .

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: 1
Construction: Frame - Wood	Parking Access: Side
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail. / Garage:
Exterior: Aluminum / Brick	Single
Rainscreen:	Dist to Public Trans: 1 BLK
Type of Roof: Wood	Dist to School Bus: 1 BLK
Renovations: Partly	Possession:
Reno Year: 2007	Title to Land: Freehold NonStrata
Flooring: Laminate/ Tile / Wall/Wall/Mixed	Seller's Interest: Registered Owner /
Water Supply: City/Municipal	Mortgage Info: 0 /
Heat/Fuel: Electric / Hot Water / Natural Gas	
No. of Fireplaces: 1	R/I Fireplaces:
Fireplace Fuel: Gas - Natural	Property Disclosure: Y
Outdoor Area: Patio(s) & Deck(s)	Roughed in Plumb:
Pad Rental:	Fixtures Leas: No
Out Buildings:	Fixt Removed: No

Legal: PL 84135 LT 2 LD 36 SEC 21 TWP 17 PID: 015-589-668

Amenities:

Features Incl: Air Conditioning / Clothes Washer/Dryer/Fridge/Stove/DW / Drapes/Window Coverings / Garage Door Opener / Security System / Windows - Thermo

Site Influences: Central Location / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 22'	Below	Kitchen	13' X 12'			X
Main F.	Dining	13' X 13'						X
Main F.	Kitchen	13' X 12'						X
Main F.	Bedroom	12' X 11'						X
Main F.	Bedroom	11'6 X 11'						X
Main F.	Master Bedroom	15' X 13'						X
Below	Family Room	33' X 16'						X
Below	Bedroom	9'6 X 9'						X
Below	Bedroom	11' X 7'6						X
Below	Utility	11'6 X 18'						X

Floor Area (SqF)		Total # Rooms: 11		Bathrooms	
Main Floor Area SqFt:	1,740	# Kitchens:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	2 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	1,600	Basement Area:	Full, Fully Finished	4	
Total Finished Floor SqFt:	3,340	Suite:	Unauthorized Suite	5	
Unfinished Floor:	0			6	
Grand Total Floor Area:	3,340			7	
				8	

Listing Broker(s): Keller Williams Results Realty

Spacious comfort in recently renovated rancher. Suite in basement. Centrally located. Close to WC Express.