



Presented by:
Dan Edwards

Keller Williams Elite Realty
Phone: 778-889-6957

dano@themacnabs.com



Active
R2766414
Board: F
House/Single Family

8352 MELBURN COURT

Mission
Mission BC
V2V 7B3

Residential Detached
\$1,199,000 (LP)
(SP)



8352 MELBURN COURT

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1997
Frontage(feet): 59.00	Bathrooms: 3	Age: 26
Frontage(metres): 17.98	Full Baths: 3	Zoning: UR
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,493.57
Lot Area (sq.ft.): 6,067.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.14	P.I.D.: 023-515-821	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: mountain & River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1/2 block	Dist. to School Bus: 1.2km	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: Yes :Ask LA		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Laminate, Mixed, Carpet		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 35, PLAN LMP29399, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,221	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'5 x 16'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 8'0			x	Main 5
Finished Floor (Below):	958	Main	Kitchen	10'5 x 10'8			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12'6 x 11'11			x	Below 4
Finished Floor (Total):	2,179sq. ft.	Main	Bedroom	10'7 x 9'7			x	
Unfinished Floor:	0	Main	Bedroom	10'6 x 9'3			x	
Grand Total:	2,179sq. ft.	Below	Recreation Room	26'11 x 10'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bar Room	13'6 x 5'8			x	
Suite:		Below	Bedroom	13'7 x 12'11			x	
Basement: Fully Finished		Below	Foyer	15'5 x 4'0			x	
		Below	Utility	7'9 x 3'4			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Check out 8352 Melburn Court Situated on a quiet Cul de Sac w/Mountain & River views this beauty comes fully LOADED!!6,067sqft lot 4 Beds 3 Baths 2,179sqft of living space, TONS of updates including New Roof w/35 year warranty, New 3 pane Windows, New Flooring, New Furnace, New A/C, Crown moulding, New retaining wall in backyard, gas hook up on balcony & a whole lot of Curb Appeal;) Upstairs is an entertainers delight with great flow & tons of space to be the hostess with the mostess;)Downstairs is packed w/potential! SUPER easy to suite w/sink & fridge already in place or ideal for rec room, gym, home office, lady lair or man cave! Pride of homeownership is prevalent throughout! Too much to list Click "VIRTUAL TOUR" for More info, 3Dfloorplan, Pics & Video OPEN HOUSE April 15 & 16 1pm-3pm