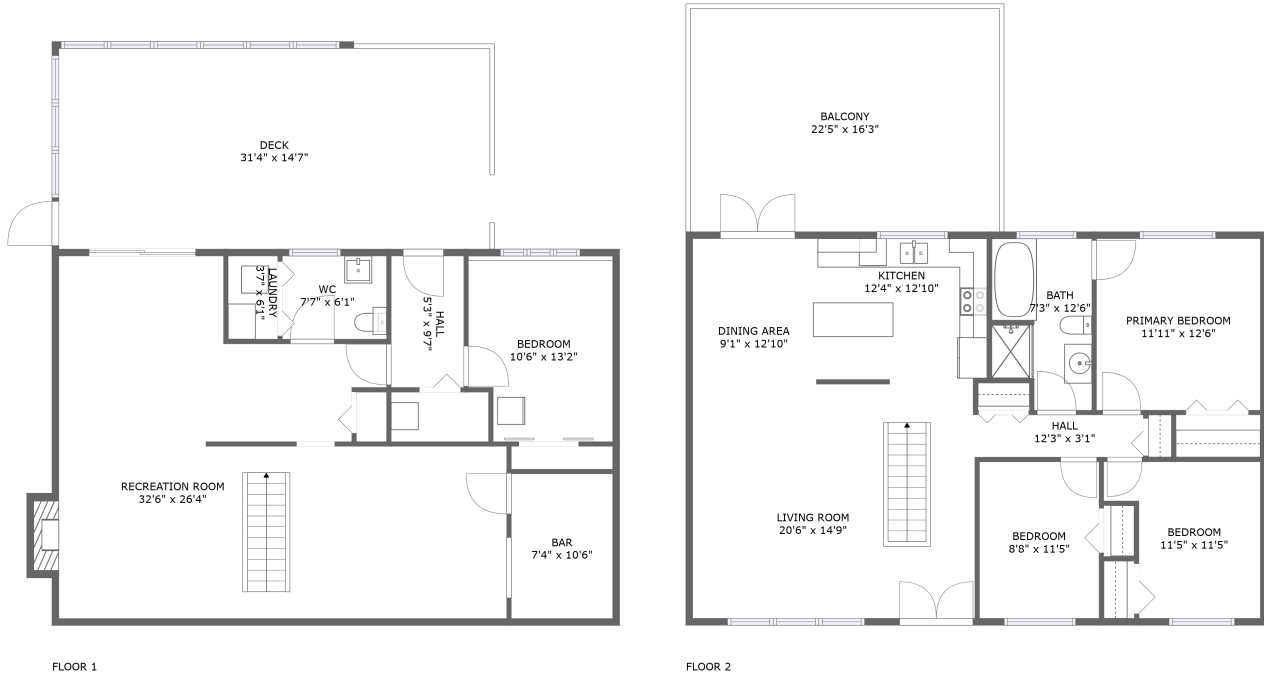



32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7




Property summary

 **1** Garages

 **4** Bedrooms

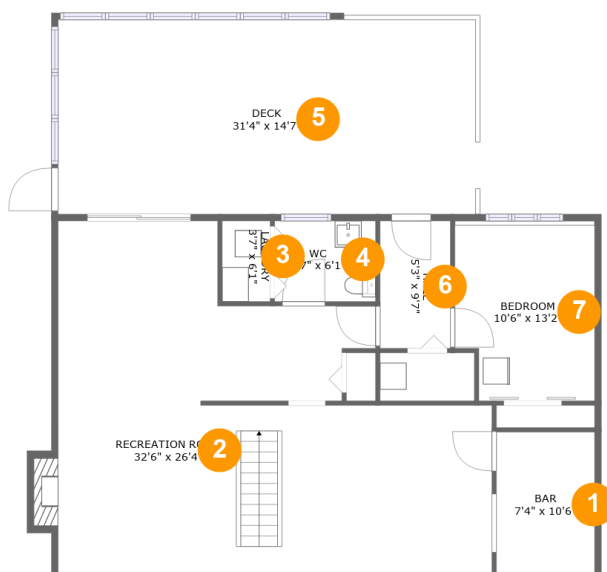
 **2** Bathrooms

 **2** Floors

 **2,343** Gross living area sqft

 **3,175** Total sqft

32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7



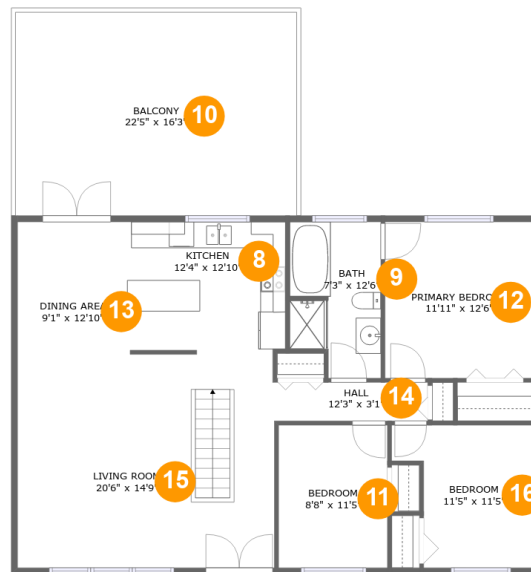
Room dimensions

Floor 1

Total sqft: 1603 Living area: 1135

#		Dimensions	sqft	Counted as living area
1	Bar	7'4" x 10'6"	78 sq. ft	Yes
2	Recreation Room	32'6" x 26'4"	658 sq. ft	Yes
3	Utility	3'7" x 6'1"	22 sq. ft	Yes
4	Bath	7'7" x 6'1"	46 sq. ft	Yes
5	Outdoor	31'4" x 14'7"	457 sq. ft	No
6	Hall	5'3" x 9'7"	50 sq. ft	Yes
7	Bedroom	10'6" x 13'2"	134 sq. ft	Yes

32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7



Room dimensions

Floor 2

Total sqft: 1572 Living area: 1208

#		Dimensions	sqft	Counted as living area
8	Kitchen	12'4" x 12'10"	155 sq. ft	Yes
9	Bath	7'3" x 12'6"	83 sq. ft	Yes
10	Outdoor	22'5" x 16'3"	364 sq. ft	No
11	Bedroom	8'8" x 11'5"	99 sq. ft	Yes
12	Bedroom	11'11" x 12'6"	148 sq. ft	Yes
13	Dining Room	9'1" x 12'10"	116 sq. ft	Yes
14	Hall	12'3" x 3'1"	38 sq. ft	Yes
15	Living Room	20'6" x 14'9"	303 sq. ft	Yes
16	Bedroom	11'5" x 11'5"	108 sq. ft	Yes

32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7

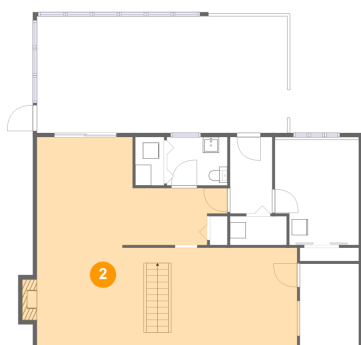
1 Floor 1 - Bar



Dimensions: 7'4" x 10'6"
Area: 78 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Recreation Room



Dimensions: 32'6" x 26'4"
Area: 658 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7

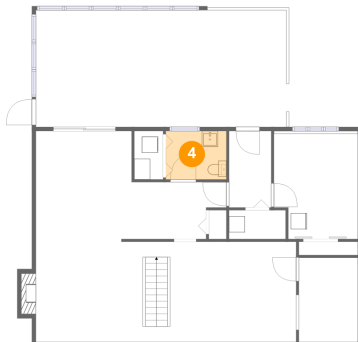
3 Floor 1 - Utility



Dimensions: 3'7" x 6'1"
Area: 22 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

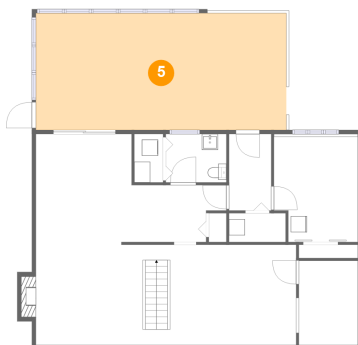
4 Floor 1 - Bath



Dimensions: 7'7" x 6'1"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

5 Floor 1 - Outdoor



Dimensions: 31'4" x 14'7"
Area: 457 sq. ft
Counted as living area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7

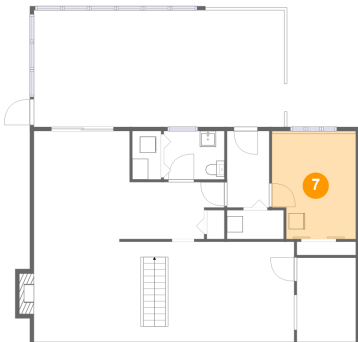
6 Floor 1 - Hall



Dimensions: 5'3" x 9'7"
Area: 50 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

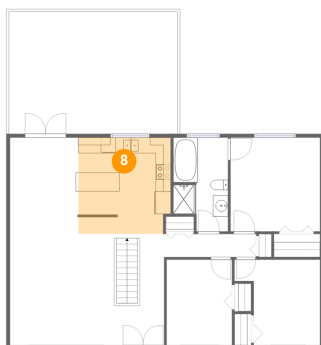
7 Floor 1 - Bedroom



Dimensions: 10'6" x 13'2"
Area: 134 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 2 - Kitchen

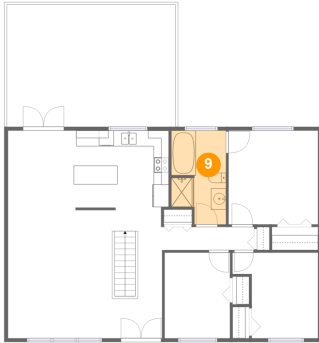


Dimensions: 12'4" x 12'10"
Area: 155 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7

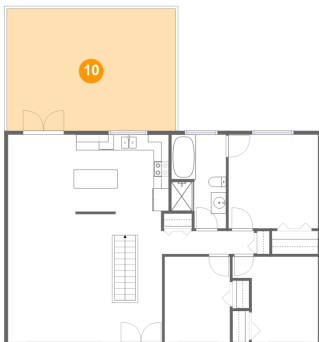
9 Floor 2 - Bath



Dimensions: 7'3" x 12'6"
Area: 83 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

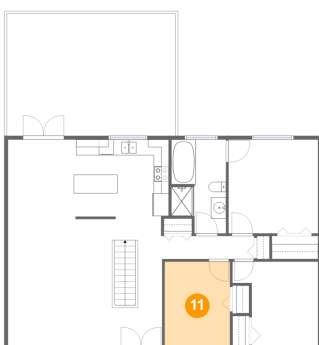
10 Floor 2 - Outdoor



Dimensions: 22'5" x 16'3"
Area: 364 sq. ft
Counted as living area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Bedroom

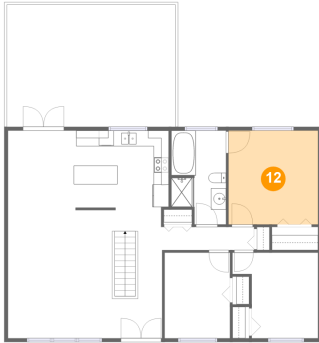


Dimensions: 8'8" x 11'5"
Area: 99 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7

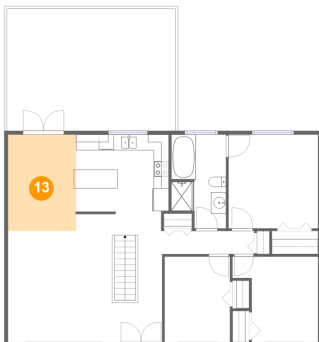
12 Floor 2 - Bedroom



Dimensions: 11'11" x 12'6"
Area: 148 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

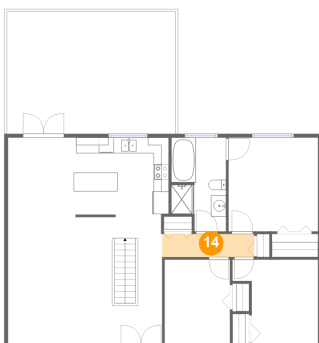
13 Floor 2 - Dining Room



Dimensions: 9'1" x 12'10"
Area: 116 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Hall

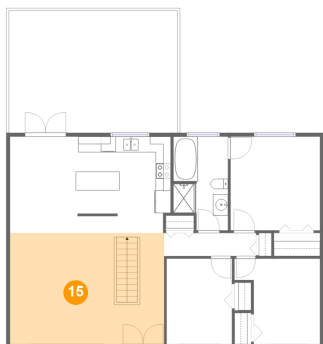


Dimensions: 12'3" x 3'1"
Area: 38 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

32496 Mcrae Avenue, Mission, Fraser Valley Regional District, British Columbia, Canada, V2V 2L7

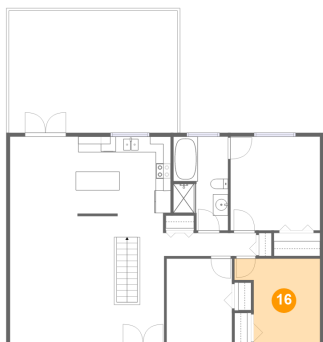
15 Floor 2 - Living Room



Dimensions: 20'6" x 14'9"
Area: 303 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

16 Floor 2 - Bedroom



Dimensions: 11'5" x 11'5"
Area: 108 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No