

**Active**  
**R3060559**  
Board: F  
House with Acreage

**31474 TOWNSHIP LINE AVENUE**  
Mission  
Mission BC  
V4S 1G4

Residential Detached  
**\$4,500,000** (LP)  
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$5,300,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2008**  
Frontage(feet): **946.00** Bathrooms: **4** Age: **18**  
Frontage(metres): **288.34** Full Baths: **2** Zoning: **CD17**  
Depth / Size: **730** Half Baths: **2** Gross Taxes: **\$4,301.41**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2024**  
Lot Area (acres): **10.62** P.I.D.: **004-707-869** Tax Inc. Utilities?: **No**  
Flood Plain: \_\_\_\_\_ Tour: **Virtual Tour URL**  
View: **Yes: Ponds**  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Septic, Water**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

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

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: **Wood** Metered Water: \_\_\_\_\_  
Fuel/Heating: **Electric, Forced Air, Natural Gas** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Total Parking: **30** Covered Parking: **6** Parking Access: **Front**  
Parking: **Carport & Garage, Open, RV Parking Avail.**  
Driveway Finish: **Asphalt, Gravel**  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes :Contact LR - List will be provided**  
Floor Finish: **Mixed**

Legal: **PL 10763 LT 1 LD 36 SEC 6 TWP 18 PART SW 1/4, EXCEPT PARCEL A PLAN EP12592. DBL EXP C8073279**

Amenities: **Storage, Wheelchair Access, Workshop Detached**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Garage Door Opener, Jetted Bathtub, Security System, Smoke Alarm, Storage Shed, Wet Bar**

Finished Floor (Main):	2,049	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,473	Main	Foyer	26' x 9'6"	Above	Walk-In Closet	12'6" x 9'6"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	24'7" x 26'9"	Above	Bedroom	12'10" x 9'6"	Main 2
Finished Floor (Below):	0	Main	Dining Room	10'6" x 16'3"	Above	Bedroom	15'10" x 9'6"	Main 2
Finished Floor (Basement):	0	Main	Kitchen	12'11" x 13'1"	Above	Bedroom	24'7" x 11'5"	Above 4
Finished Floor (Total):	4,522sq. ft.	Main	Laundry	16' x 19'9"	Above	Walk-In Closet	4'1" x 4'7"	Above 4
Unfinished Floor:	319	Main	Walk-In Closet	7'9" x 4'6"	Above	Solarium	53'7" x 7'8"	
Grand Total:	4,841sq. ft.	Main	Office	10' x 10'10"			x	
Flr Area (Det'd 2nd Res):	2,500sq. ft.	Main	Solarium	49'6" x 6'8"			x	
Suite: <b>None</b>		Main	Storage	6'4" x 6'9"			x	
Basement: <b>Crawl</b>				x			x	
				x			x	
				x			x	
		Above	Primary Bedroom	24'1" x 19'8"	Below	Utility	13'9" x 14'3"	
Crawl/Bsmt. Height: <b>6'</b>	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.** **eXp Realty**

**UNIQUE PROPERTY NOT TO MISS OUT ON! Private 10+ac paradise with endless possibilities! Currently run as Trout Creek Farm, offers fishing, fly fishing & archery lessons, w/ 2 ponds w/ an abundance of fresh trout. Continue to run it as your own trout farm or create your own vision: hobby farm, wellness retreat, B&B, pet rescue or potential subdivision. (inquire w/City) The property has 2 legal homes. The main home offers 4 bdrms & 4 bth w large oak kitchen, spacious living room w/ bar. The second home is a 2 level, 4bdrm, 3 bth w/ full bsmt. Sizable detached shop & Quonset, 2 wells, 2 generac generators & loads of parking for cars, RV's, toys & so much more! View pictures for all the features! It's time to make your dream into reality! APPOINTMENTS ONLY, kindly respect homeowner's privacy.**