



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3018561
Board: F
House with Acreage

12159 SEUX ROAD

Mission
Durieu
V2V 4J1

Residential Detached
\$650,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$650,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1969
Frontage(feet):	Bathrooms: 1	Age: 56
Frontage(metres):	Full Baths: 1	Zoning: R-2
Depth / Size:	Half Baths: 0	Gross Taxes: \$1,880.35
Lot Area (sq.ft.): 59,241.60	Rear Yard Exp: West	For Tax Year: 2024
Lot Area (acres): 1.36	P.I.D.: 004-650-816	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: MOUNTAINS		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **Rancher/Bungalow, Split Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2010**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking:
Parking: **Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **LOT 1, PLAN NWP34817, SECTION 24, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**
Features:

Finished Floor (Main):	920	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	920sq. ft.	Main	Bedroom	8' x 10'			x	
Unfinished Floor:	0	Main	Den	14' x 10'			x	
Grand Total:	920sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Charming 3-Bedroom Rancher on 1.36 Acres – Just Minutes from Mission! Escape to your own private retreat with this spacious, open-concept rancher featuring 3 bedrooms, 1 bathroom, and a cozy sunken living room. Enjoy peaceful mornings on the large covered deck overlooking a lush greenbelt, offering both privacy and tranquility. The property includes several usable outbuildings and plenty of open space—ideal for gardening, hobbies, or outdoor entertaining. Some recent updates have been made, with room to add your own finishing touches. A rare opportunity to own a beautiful slice of nature just a short drive from town. Call today to learn more!



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Active
R2994011
Board: F
House/Single Family

8850 ADACHI TERRACE

Mission
Mission BC
V4S 1A4

Residential Detached

\$1,250,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,349,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2023**
Frontage(feet): **43.00** Bathrooms: **5** Age: **2**
Frontage(metres): **13.11** Full Baths: **5** Zoning: **R465**
Depth / Size: **127** Half Baths: **0** Gross Taxes: **\$4,905.32**
Lot Area (sq.ft.): **6,319.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.15** P.I.D.: **031-333-419** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 3, PLAN EPP107779, SECTION 32, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,550	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,550	Main	Living Room	16' x 13'	Below	Bedroom	11'6' x 10'8'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Below	Den	11'6' x 10'	Above 4
Finished Floor (Below):	0	Main	Dining Room	13' x 12'	Below	Hobby Room	11' x 10'	Above 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'3' x 13'			x	Above 3
Finished Floor (Total):	3,100sq. ft.	Main	Bedroom	12' x 11'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11' x 10'			x	Below 3
Grand Total:	3,100sq. ft.	Main	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	6' x 4'8"			x	
Suite: Legal Suite, Unauthorized Suite		Below	Recreation Room	18' x 13'6"			x	
Basement: Full, Fully Finished, Separate Entry		Below	Kitchen	9' x 8'10"			x	
Crawl/Bsmt. Height: # of Levels: 2		Below	Bedroom	11'8' x 10'			x	
# of Kitchens: 3 # of Rooms: 16		Below	Bedroom	11' x 10'			x	
		Below	Kitchen	10' x 9'			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Wheeler Cheam**

Custom-Built Beauty on a Quiet Cul-de-Sac – Ideal for Multi-Generational Living This stunning custom-built home offers the perfect blend of luxury, comfort, and flexibility. Designed with multi-generational living in mind, the layout features six bedrooms and 5 bathrooms, spread thoughtfully across two levels. Upstairs, you'll find four spacious bedrooms and three bathrooms, including a luxurious primary suite. A gourmet kitchen with high-end finishes and appliances makes entertaining a breeze, while features like central A/C and a built-in vacuum system add modern convenience. On the entry level, two private suites—one with two bedrooms, and another one-bedroom suite—provide the ideal setup for extended family, guests, or rental potential. Don't miss your chance to own this property!



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Active
R2966644
Board: F
House with Acreage

9540 WOODWARD STREET

Mission
Mission-West
V4S 1H9

Residential Detached

\$2,099,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,475,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1993
Frontage(feet): 427.00	Bathrooms: 4	Age: 32
Frontage(metres): 130.15	Full Baths: 4	Zoning: RU-16
Depth / Size: (4.93AC)	Half Baths: 0	Gross Taxes: \$10,298.49
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 4.93	P.I.D.: 004-366-000	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **12** Covered Parking: **4** Parking Access:
Parking: **DetachedGrge/ Carport, Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 25, PLAN NWP40281, SECTION 35, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,545	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,907	Main	Foyer	13'1 x 7'	Above	Living Room	25'9 x 14'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'7 x 13'5	Above	Family Room	15'2 x 11'4	Main	4
Finished Floor (Below):	0	Main	Kitchen	22' x 18'3	Above	Kitchen	17'8 x 14'	Main	4
Finished Floor (Basement):	0	Main	Utility	15' x 5'2	Above	Dining Room	12'10 x 11'1	Above	4
		Main	Laundry	7'11 x 6'8	Above	Nook	10' x 6'2	Above	4
Finished Floor (Total):	3,452sq. ft.	Main	Living Room	13' x 9'1			x		
Unfinished Floor:	0	Main	Kitchen	10'10 x 8'10			x		
Grand Total:	3,452sq. ft.	Main	Bedroom	15'3 x 9'8			x		
		Main	Bedroom	13'7 x 10'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14'5 x 13'7			x		
		Above	Bedroom	11'5 x 10'1			x		
Suite: Unauthorized Suite		Above	Bedroom	10'11 x 9'3			x		
Basement: Full		Above	Bedroom	15'6 x 13'5			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

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COURT ORDERED SALE! Rare opportunity to own nearly 5 acres in Silverdale's high growth West Neighborhood Plan! This 6 Bedroom & 4 Bathroom home sits at the end of a quiet cul-de-sac, directly across from active development, making it a prime investment. The spacious two storey 3,452 sq. ft. home includes a 1,160 sq. ft. detached shop, perfect for storage or a workspace. Home also offers a 2 bedroom suite with seperate entry in place. With Silverdale rapidly expanding, this property offers incredible future development potential (buyers to verify with the City of Mission) or the chance to create a private estate with a brand new home. A must see opportunity in one of Fraser Valley's most sought after areas! Minutes away to both the city of Mission and also Maple Ridge. Don't miss out!