



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3070930**  
Board: F  
House/Single Family

**29433 DEWDNEY TRUNK ROAD**

Mission  
Stave Falls  
V4S 1B6

Residential Detached

**\$714,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$714,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1950</b>
Frontage(feet): <b>335.00</b>	Bathrooms: <b>1</b>	Age: <b>75</b>
Frontage(metres): <b>102.11</b>	Full Baths: <b>1</b>	Zoning: <b>RU16</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,700.75</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.57</b>	P.I.D.: <b>013-347-608</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Shallow</b>	

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **PARCEL B, LEGAL SUBDIVISION 15, SECTION 15, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT, REF PL 16509**

Amenities:

Site Influences: **Private Setting**

Features:

Finished Floor (Main):	928	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'7 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'0 x 14'0			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	9'2 x 11'0			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	10'2 x 11'0			x	
Finished Floor (Total):	928sq. ft.	Main	Walk-In Closet	4'8 x 11'0			x	
Unfinished Floor:	928	Main	Solarium	4'8 x 14'0			x	
Grand Total:	1,856sq. ft.	Bsmt	Storage	34'6 x 25'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Utility	4'5 x 14'1			x	
Suite:							x	
Basement: <b>Unfinished</b>							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

**Nestled in the peaceful countryside of Mission, BC—just over the Maple Ridge border—this charming rancher with a basement offers a tranquil retreat on just over 0.5 acres of private land. Filled with character, warmth, and untapped potential, it's an ideal fit for first-time buyers, downsizers, or anyone seeking a quieter way of life. The main floor features a kitchen with plenty of cabinetry, a spacious living room, and a bright sunroom, along with 2 bedrooms and 1 bathroom. The unfinished basement provides additional space ready for your ideas. Don't miss this fantastic opportunity!**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3039288**  
Board: F  
House/Single Family

**8055 CARIBOU STREET**

Mission  
Mission BC  
V2V 5R1

Residential Detached

**\$750,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$795,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1985</b>
Frontage(feet): <b>7,202.0</b>	Bathrooms: <b>3</b>	Age: <b>40</b>
Frontage(metres): <b>2,195.1</b>	Full Baths: <b>2</b>	Zoning: <b>R558</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,352.80</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>001-845-624</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Driveway Finish: **Asphalt**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 4, PLAN NWS1582, PART SW1/4, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Treed**

Features:

Finished Floor (Main):	1,078	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	780	Main	Living Room	15'1 x14'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x9'11			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	11' x9'11			x	Above 2
Finished Floor (Basement):	0	Main	Primary Bedroom	13'4 x12'1			x	Main 4
		Main	Bedroom	12'2 x9'5			x	
Finished Floor (Total):	1,858sq. ft.	Main	Bedroom	9'5 x9'4			x	
Unfinished Floor:	0	Bsmt	Media Room	15'2 x10'7			x	
Grand Total:	1,858sq. ft.	Bsmt	Bedroom	11'0 x7'4			x	
		Bsmt	Flex Room	11' x7'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	10'8 x7'7			x	
		Bsmt	Storage	11' x4'6			x	
Suite:		Bsmt	Foyer	11'3 x4'9			x	
Basement:Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee: \$125.00				
ByLaw Restrictions: No Restrictions								

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

**COURT ORDERED SALE! CHARMING HOME LOCATED ON A QUIET CUL-DE-SAC. The inside is open and bright with warm colours, wood flooring, and many thoughtful touches throughout. Outside, the quiet cul-de-sac location with pride of ownership includes many bonuses: hot tub on private patio overlooking the beautifully landscaped garden oasis, plus it's fully fenced and includes a great storage shed. Better hurry on this one!!**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3036554**  
Board: F  
House/Single Family

**33480 10TH AVENUE**

Mission  
Mission BC  
V2V 2K6

Residential Detached

**\$775,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$849,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1980</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>3</b>	Age: <b>45</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>3</b>	Zoning: <b>REZ</b>
Depth / Size: <b>180</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,716.74</b>
Lot Area (sq.ft.): <b>10,800.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.25</b>	P.I.D.: <b>008-534-080</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Other**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Other**  
Driveway Finish: **Asphalt**  
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 290, PLAN NWP38709, DISTRICT LOT 4, GROUP 3, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	1,344	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 15'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'11 x 10'8			x	Main 4
Finished Floor (Below):	763	Main	Dining Room	11' x 8'11			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'2 x 10'11			x	Below 3
Finished Floor (Total):	2,107sq. ft.	Main	Bedroom	9'5 x 12'3			x	
Unfinished Floor:	0	Main	Bedroom	12' x 8'11			x	
Grand Total:	2,107sq. ft.	Below	Family Room	14'2 x 15'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	7' x 10'6			x	
		Below	Bedroom	10'8 x 8'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Fully Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

**Great family home with an en-law suite on a large lot of 10,800 square feet. Needs updating. Close to schools and transit. Open House Saturday, OCTOBER 11TH , 12 to 1:30pm.**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3041565**  
Board: F  
House/Single Family

**8074 WAXBERRY CRESCENT**

Mission  
Mission BC  
V2V 5K1

Residential Detached  
**\$825,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$892,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>98.00</b>	Bathrooms: <b>3</b>	Age: <b>48</b>
Frontage(metres): <b>29.87</b>	Full Baths: <b>2</b>	Zoning: <b>RS1</b>
Depth / Size: <b>100</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,989.68</b>
Lot Area (sq.ft.): <b>7,978.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>006-212-417</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Tar & Gravel**

Reno. Year: **1977**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **None**  
Driveway Finish: **Concrete**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate**

Legal: **PL NWP48283 LT 311 SEC 28 TWP 17 NEW WESTMINSTER DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Private Yard**  
Features: **Other - See Remarks**

Finished Floor (Main):	1,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 8'			x	Main 2
Finished Floor (Below):	1,109	Main	Kitchen	14' x 9'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'			x	
Finished Floor (Total):	2,259sq. ft.	Main	Bedroom	11' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 9'			x	Main 4
Grand Total:	2,259sq. ft.	Below	Recreation Room	21' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	11' x 9'			x	
		Bsmt	Living Room	14' x 11'			x	
		Bsmt	Bedroom	9' x 9'			x	Below 3
		Bsmt	Laundry	11' x 7'			x	
				x			x	
				x			x	

  

Suite: <b>Unauthorized Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Separate Entry</b>	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

Listing Broker(s): **Royal LePage Little Oak Realty**

**Located in Mission's desirable Hillside neighbourhood, this home sits on a 7,900+ sq.ft. lot with plenty of potential. Featuring 3 bedrooms up (primary with ensuite), a large rec room, and a separate 1-bedroom suite for extended family or mortgage helper. Ample parking for RV/boat and space for a garden. A great opportunity for first-time buyers, investors, or anyone looking to add value in a fantastic location.**





Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3032870**

Board: F  
House with Acreage

**11060 GREENWOOD DRIVE**

Mission  
Mission-West  
V4S 1A9

Residential Detached

**\$1,120,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,290,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1992</b>
Frontage(feet): <b>233.75</b>	Bathrooms: <b>3</b>	Age: <b>33</b>
Frontage(metres): <b>71.25</b>	Full Baths: <b>3</b>	Zoning: <b>RU16</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,152.00</b>
Lot Area (sq.ft.): <b>196,020.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>4.50</b>	P.I.D.: <b>002-769-913</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Natural Gas, Septic</b>	
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

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

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 12, PLAN NWP61403, SECTION 12, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Finished Floor (Main):	1,297	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	449	Main	Living Room	20'9 x 15'0	Bsmt	Laundry	5'7 x 5'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x 11'8	Bsmt	Utility	5'9 x 4'2	Main	4
Finished Floor (Below):	0	Main	Dining Room	13'6 x 11'7	Bsmt	Bedroom	10'10 x 12'10	Above	5
Finished Floor (Basement):	1,120	Main	Office	9'4 x 13'5	Bsmt	Kitchen	10'10 x 11'6	Bsmt	3
		Main	Bedroom	11'5 x 9'5			x		
Finished Floor (Total):	2,866sq. ft.	Main	Bedroom	11'5 x 8'6			x		
Unfinished Floor:	0	Main	Laundry	5'9 x 5'2			x		
Grand Total:	2,866sq. ft.	Above	Primary Bedroom	12'11 x 17'8			x		
		Above	Walk-In Closet	7'3 x 5'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Storage	22'2 x 10'11			x		
		Bsmt	Pantry	8'6 x 5'4			x		
Suite: <b>Unauthorized Suite</b>		Bsmt	Bedroom	18'7 x 12'0			x		
Basement: <b>Fully Finished</b>		Bsmt	Living Room	20'5 x 14'2			x		



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3065831**  
Board: F  
House/Single Family

**8850 ADACHI TERRACE**

Mission  
Mission BC  
V4S 1A4

Residential Detached

**\$1,149,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,149,000**  
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: <b>Legal Suite, Unauthorized Suite</b>		Below	Recreation Room	18' x 13'6"			x	
Basement: <b>Full, Fully Finished, Separate Entry</b>		Below	Kitchen	9' x 8'10"			x	
Crawl/Bsmt. Height: # of Levels: <b>2</b>		Below	Bedroom	11'8' x 10'			x	
# of Kitchens: <b>3</b> # of Rooms: <b>16</b>		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!



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3053688**  
Board: F  
House/Single Family

**34671 LOUGHEED HIGHWAY**

Mission  
Hatzic  
V2V 6T1

Residential Detached

**\$1,175,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,199,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2005**  
Frontage(feet): **180.00** Bathrooms: **4** Age: **20**  
Frontage(metres): **54.86** Full Baths: **3** Zoning: **R930**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,701.54**  
Lot Area (sq.ft.): **17,424.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.40** P.I.D.: **024-732-044** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: Fraser River & Mountains**  
Complex/Subdiv: **HATZIC**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Septic, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **1** Parking Access:  
Parking: **DetachedGrge/ Carport, Open, 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: **Yes :Chattels**  
Floor Finish:

Legal: **LOT A, PLAN LMP45181, DISTRICT LOT 6, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard**

Features:

Finished Floor (Main):	1,121	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,140	Main	Living Room	13'3" x 24'8"	Bsmt	Bedroom	12'5" x 18'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	31' x 19'6"	Bsmt	Bedroom	10' x 10'	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'6" x 13'			x	Above 4
Finished Floor (Basement):	1,146	Above	Primary Bedroom	13'5" x 18'2"			x	Above 4
Finished Floor (Total):	3,407sq. ft.	Above	Walk-In Closet	5'3" x 5'3"			x	Bsmt 3
Unfinished Floor:	0	Above	Bedroom	9'11" x 13'3"			x	
Grand Total:	3,407sq. ft.	Above	Bedroom	12'2" x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Nook	7'2" x 13'2"			x	
Suite: <b>None</b>		Above	Laundry	5' x 7'7"			x	
Basement: <b>Full, Fully Finished</b>		Bsmt	Media Room	12'5" x 22'			x	
		Bsmt	Foyer	3'8" x 7'8"			x	
		Bsmt	Storage	7'3" x 13'2"			x	
		Bsmt	Utility	5'8" x 13'			x	

Crawl/Bsmt. Height:

# of Levels: **3**

# of Kitchens: **1**

# of Rooms: **15**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Top Producers Realty Ltd.**

**Two-storey home with a full basement, located in Hatzic! This residence features an expansive open-concept layout, highlighted by rich cherry hardwood flooring throughout the extra-large living room. The custom chef's kitchen complete with a massive granite island, and plenty of space for cooking and entertaining. Retreat to the primary suite featuring his-and-hers closets and a spacious ensuite. With a total of 5 bedrooms and 4 bathrooms, there's plenty of room for family and guests. Enjoy spectacular outdoor living with a wraparound deck offering breathtaking views of the Fraser River and valley, fire pit area, and a covered gazebo perfect for year-round entertaining. The large, level, fully fenced yard is ideal for families. Plus, there's a workshop and ample parking for all your toys!**





Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3048892**  
Board: F  
House with Acreage

**9540 WOODWARD STREET**

Mission  
Mission-West  
V4S 1B9

Residential Detached

**\$1,999,900** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,099,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1993</b>
Frontage(feet): <b>427.00</b>	Bathrooms: <b>4</b>	Age: <b>32</b>
Frontage(metres): <b>130.15</b>	Full Baths: <b>4</b>	Zoning: <b>RU-16</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,734.62</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>4.93</b>	P.I.D.: <b>004-366-000</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

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.: **Yes** 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 7'0	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	22'0 x 18'3	Above	Kitchen	17'8 x 14'0	Main 4
Finished Floor (Basement):	0	Main	Utility	15'0 x 5'2	Above	Dining Room	12'10 x 11'1	Above 4
Finished Floor (Total):	3,452sq. ft.	Main	Laundry	7'11 x 6'8	Above	Nook	10'0 x 6'2	Above 4
Unfinished Floor:	0	Main	Living Room	13'0 x 9'1			x	
Grand Total:	3,452sq. ft.	Main	Kitchen	10'10 x 8'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	15'3 x 9'8			x	
Suite: <b>Other, Unauthorized Suite</b>		Main	Bedroom	13'7 x 10'1			x	
Basement: <b>Full</b>		Above	Primary Bedroom	14'5 x 13'7			x	
		Above	Bedroom	11'5 x 10'1			x	
		Above	Bedroom	10'11 x 9'3			x	
		Above	Bedroom	15'6 x 13'5			x	

Crawl/Bsmt. Height:

# of Levels: **2**

# of Kitchens: **3**

# of Rooms: **18**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

**eXp Realty of Canada, Inc.**

**eXp Realty of Canada, Inc.**

**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. Seperate inlaw suite potential as well with kitchenette in place. With Silverdale rapidly expanding, this property offers incredible future development potential 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 & also Maple Ridge.**





Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3067448**  
Board: F  
House with Acreage

**9756 DEWDNEY TRUNK ROAD**

Mission  
Mission BC  
V2V 7G5

Residential Detached

**\$2,099,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,099,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2023</b>
Frontage(feet): <b>337.56</b>	Bathrooms: <b>3</b>	Age: <b>2</b>
Frontage(metres): <b>102.89</b>	Full Baths: <b>2</b>	Zoning: <b>RU16</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,602.56</b>
Lot Area (sq.ft.): <b>431,680.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>9.91</b>	P.I.D.: <b>009-234-748</b>	Tax Inc. Utilities?:
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Water</b>	
Sewer Type: <b>None</b>	Water Supply: <b>City/Municipal</b>	

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

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

Reno. Year:  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Side**  
Parking: **Add. Parking Avail., Garage; Double, Open**  
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: **Wall/Wall/Mixed**

Legal: **THE CITY OF MISSION PARCEL IDENTIFIER: 009-234-748 LOT 3 SECTION 5 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN 10011**

Amenities: **Guest Suite, In Suite Laundry**

Site Influences: **Private Setting, Private Yard**

Features:

Finished Floor (Main):	1,191	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,992	Main	Foyer	13'0 x 11'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Den	12'11 x 10'7			x	Main 2
Finished Floor (Below):	0	Main	Living Room	15'4 x 20'3			x	Main 5
Finished Floor (Basement):	0	Main	Dining Room	12'11 x 12'2			x	Above 5
Finished Floor (Total):	3,183sq. ft.	Main	Kitchen	12'7 x 16'2			x	
Unfinished Floor:	0	Main	Primary Bedroom	12'11 x 18'4			x	
Grand Total:	3,183sq. ft.	Main	Walk-In Closet	11'7 x 9'1			x	
Flr Area (Det'd 2nd Res):	683sq. ft.	Main	Laundry	13'0 x 11'4			x	
		Above	Bedroom	13'2 x 11'7			x	
		Above	Bedroom	13'0 x 11'6			x	
		Above	Bedroom	12'11 x 15'10			x	
		Above	Office	8'10 x 6'10			x	
		Above	Nook	10'4 x 13'6			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>13</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Advantage Realty Ltd.**

**Homelife Advantage Realty Ltd.**

**Recently constructed and waiting for your finishing touch to obtain Final Occupancy. Sitting on nearly 10 acres in a great location with ample privacy yet a short drive to 'town'. Nice open layout featuring primary bedroom on main floor, vaulted ceilings and bright kitchen, living and dining areas. Above offers three spacious bedrooms, recreation nook and den. Separate two bedroom coach home. This property is sold as-is.**