



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

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



**Active**  
**R3087184**  
Board: F  
House/Single Family

**43739 LOCH ROAD**

Mission  
Lake Errock  
VOM 1N0

Residential Detached  
**\$599,900** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$632,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1973</b>
Frontage(feet): <b>74.15</b>	Bathrooms: <b>3</b>	Age: <b>53</b>
Frontage(metres): <b>22.60</b>	Full Baths: <b>2</b>	Zoning: <b>RR1</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,205.14</b>
Lot Area (sq.ft.): <b>13,952.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.32</b>	P.I.D.: <b>001-981-749</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	View: :	Tour:
Complex/Subdiv: <b>Lake Errock</b>	Services Connected: <b>Electricity, Septic, Water</b>	
First Nation Reserve:	Sewer Type: <b>Septic</b>	Water Supply: <b>Community</b>

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

Total Parking: **10** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Carport; Single, 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: **No**  
Floor Finish: **Mixed**

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

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

Legal: **NEW WESTMINSTER ASSESSMENT DISTRICT PARCEL IDENTIFIER: 001-981-749 LOT 188 SECTION 22 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 39728**

Amenities:  
Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Rural Setting, Treed**  
Features:

Finished Floor (Main):	1,218	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	803	Main	Living Room	28'3 x 9'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 14'6			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	13'9 x 14'6			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	11'8 x 17'0			x	Above 4
Finished Floor (Total):	2,021 sq. ft.	Main	Walk-In Closet	8'6 x 6'6			x	
Unfinished Floor:	0	Main	Laundry	6'2 x 4'9			x	
Grand Total:	2,021 sq. ft.	Above	Bedroom	14'8 x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	8'2 x 13'9			x	
		Above	Study	15'10 x 17'0			x	
		Above	Solarium	23'1 x 6'4			x	
Suite:							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Welcome to Lake Errock! An opportunity to own one row up from the lake! Flat lot with nearly 14,000 square feet to stretch out over. Three bedroom and three bathroom home. Find large kitchen, living and dining area plus primary featuring 5 piece ensuite, laundry and powder room on main floor. Above hosts two more bedrooms, large solarium, additional rec space and full family bathroom. Quiet and private within near proximity to Sasquatch Mountain, Sandpiper Golf Club and just a 20 minute drive 'into town' with all amenities. Community has nice common area with grass and sand.**



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

**29433 DEWDNEY TRUNK ROAD**

Mission  
Stave Falls  
V4S 1B6

Residential Detached

**\$675,000** (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>76</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: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b> :		
Fuel/Heating: <b>Natural Gas</b>	Fixtures Rmvd: :		
Outdoor Area: <b>Patio(s)</b>	Floor Finish:		
Type of Roof: <b>Asphalt</b>			

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: <b>2</b>	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	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!**



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**Active**  
**R3095728**  
Board: F  
House/Single Family

**8074 WAXBERRY CRESCENT**

Mission  
Mission BC  
V2V 5K1

Residential Detached  
**\$780,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$780,000</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>49</b>
Frontage(metres): <b>29.87</b>	Full Baths: <b>2</b>	Zoning: <b>RS1</b>
Depth / Size:	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:
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>006-212-417</b>	Tax Inc. Utilities?:
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>Split Entry</b>	Total Parking: <b>3</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Single</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b> :		
Fuel/Heating: <b>Natural Gas</b>	Fixtures Rmvd: :		
Outdoor Area: <b>Fenced Yard</b>	Floor Finish:		
Type of Roof: <b>Tar &amp; Gravel</b>			

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

Amenities:  
Site Influences:  
Features:

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	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'			x	Below 3
		Main	Bedroom	11' x 9'			x	
Finished Floor (Total):	2,259 sq. ft.	Main	Bedroom	10' x 9'			x	
Unfinished Floor:	0	Below	Recreation Room	21' x 13'			x	
Grand Total:	2,259 sq. ft.	Bsmt	Kitchen	11' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	14' x 11'			x	
		Bsmt	Bedroom	9' x 9'			x	
		Bsmt	Laundry	11' x 7'			x	
Suite:				x			x	
Basement: <b>Separate Entry</b>				x			x	

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>11</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.**



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**Active**  
**R3074942**  
Board: F  
House/Single Family

**32927 3RD AVENUE**

Mission  
Mission BC  
V2V 1N2

Residential Detached

**\$1,024,800** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,048,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2021**  
Frontage(feet): **30.50** Bathrooms: **4** Age: **5**  
Frontage(metres): **9.30** Full Baths: **3** Zoning: **MD-465**  
Depth / Size: **121** Half Baths: **1** Gross Taxes: **\$3,817.02**  
Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: **North** For Tax Year: **2025**  
Lot Area (acres): **0.09** P.I.D.: **004-400-801** Tax Inc. Utilities?: \_\_\_\_\_  
Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
View: **Yes: mountains**  
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: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: \_\_\_\_\_  
Dist. to Public Transit: **2 blocks** Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_

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

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

Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: \_\_\_\_\_ :  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 17, BLOCK 20, PLAN NWP332, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features:

Finished Floor (Main):	1,202	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'1 x 15'5	Bsmt	Bedroom	9'10 x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'7 x 14'11	Bsmt	Walk-In Closet	4'7 x 3'10	Main 4
Finished Floor (Below):	0	Main	Bedroom	9'9 x 11'4	Bsmt	Bedroom	9'10 x 9'7	Main 3
Finished Floor (Basement):	1,096	Main	Bedroom	9'9 x 11'3	Bsmt	Walk-In Closet	7'5 x 6'4	Bsmt 4
Finished Floor (Total):	2,298sq. ft.	Main	Primary Bedroom	16'7 x 19'7	Bsmt	Laundry	1'11 x 5'4	Bsmt 2
Unfinished Floor:	0	Main	Walk-In Closet	7'5 x 6'4			x	
Grand Total:	2,298sq. ft.	Main	Laundry	2' x 5'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
		Bsmt	Foyer	11'6 x 14'11			x	
		Bsmt	Bedroom	9'10 x 14'10			x	
		Bsmt	Utility	3'7 x 4'6			x	
		Bsmt	Dining Room	11'6 x 16'8			x	
		Bsmt	Kitchen	11'6 x 11'7			x	

Suite: **Unauthorized Suite**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **17**

Manuf Type: \_\_\_\_\_ Registered in MHR?: \_\_\_\_\_ PAD Rental: \_\_\_\_\_  
MHR#: \_\_\_\_\_ CSA/BCE: \_\_\_\_\_ Maint. Fee: \_\_\_\_\_  
ByLaw Restrictions: \_\_\_\_\_

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

**Looking for a newer home at a great price? Look no further. This move-in-ready six-bedroom home offers exceptional value and versatility, including a fully self-contained two-bedroom suite with its own laundry—perfect for extended family or rental income. Inside, you'll find durable laminate flooring throughout, a well-appointed kitchen featuring quartz countertops, elegant bathrooms, and generously sized bedroom rooms. A huge, south-facing deck off the kitchen extends your living space and is ideal for summer entertaining. Enjoy peace of mind with the balance of the new home warranty remaining. Ample parking is available with a double garage and a long driveway, making this home as practical as it is inviting.**



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

## 34671 LOUGHEED HIGHWAY

Mission  
Hatzic  
V2V 6T1

Residential Detached  
**\$1,066,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2005</b>
Frontage(feet): <b>180.00</b>	Bathrooms: <b>4</b>	Age: <b>21</b>
Frontage(metres): <b>54.86</b>	Full Baths: <b>3</b>	Zoning: <b>R930</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,701.54</b>
Lot Area (sq.ft.): <b>17,424.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.40</b>	P.I.D.: <b>024-732-044</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: Fraser River &amp; Mountains</b>		
Complex/Subdiv: <b>HATZIC</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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):	3,407 sq. 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:	3,407 sq. ft.	Above	Bedroom	12'2 x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Nook	7'2 x 13'2			x	
		Above	Laundry	5' x 7'7			x	
		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	

Suite: **None**  
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **15**

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
ByLaw Restrictions: Maint. Fee:

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!**



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**Active**  
**R3091806**  
Board: F  
House/Single Family

## 32651 CUNNINGHAM AVENUE

Mission  
Mission BC  
V4S 0E5

Residential Detached  
**\$1,150,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,150,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2023</b>
Frontage(feet): <b>59.95</b>	Bathrooms: <b>5</b>	Age: <b>3</b>
Frontage(metres): <b>18.27</b>	Full Baths: <b>4</b>	Zoning: <b>UC465S</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,856.92</b>
Lot Area (sq.ft.): <b>5,220.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.12</b>	P.I.D.: <b>031-172-857</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>Yes: Mountains</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed, Wood**  
Foundation: **Concrete Perimeter, Concrete Slab**

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:  
Parking: **Garage; Double, Visitor Parking**  
Driveway Finish: **Concrete**  
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: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 11, PLAN EPP94773, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences: **Cul-de-Sac, Greenbelt, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - Roughed In, Smoke Alarm, Vacuum - Roughed In, Vaulted Ceiling**

Finished Floor (Main):	1,918	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,625	Above	Living Room	12'10 x 9'10	Main	Kitchen	14'6 x 7'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	12'9 x 6'10	Main	Living Room	15'0 x 14'6	Above 4
Finished Floor (Below):	0	Above	Kitchen	13'6 x 12'4	Main	Bedroom	12'0 x 10'6	Above 4
Finished Floor (Basement):	0	Above	Family Room	13'2 x 12'8	Main	Bedroom	11'10 x 10'6	Above 2
Finished Floor (Total):	3,543sq. ft.	Above	Primary Bedroom	14'8 x 13'0	Main	Laundry	10'0 x 5'8	Main 4
Unfinished Floor:	0	Above	Walk-In Closet	5'0 x 5'0	Main	Den	12'8 x 10'0	Main 4
Grand Total:	3,543sq. ft.	Above	Bedroom	11'8 x 11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'4 x 11'6			x	
		Above	Patio	12'5 x 9'8			x	
		Above	Eating Area	13'0 x 5'0			x	
		Main	Foyer	16'6 x 8'3			x	
		Main	Recreation Room	31'2 x 12'6			x	
		Main	Bedroom	10'6 x 8'10			x	

Suite: **Legal Suite**  
Basement: **Full, Fully Finished, Separate Entry**  
Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **19**  
Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **Sutton Group-Alliance R.E.S.** **Sutton Group-Alliance R.E.S.**

**This stunning, newly built home offers 3,543 sq. ft. of living space with 6 bedrooms and 5 bathrooms, perfect for a growing family. Designed with modern elegance, it features vaulted ceilings, quartz countertops, and a cozy fireplace. Located on a desirable corner lot backing onto a greenbelt, it provides privacy and a peaceful setting. Enjoy beautiful Northern Mountain views from the spacious rear balcony. Conveniently close to schools, walking trails, and nature. Includes a 2-bedroom legal suite and a 1-bedroom in-law suite (easily converted to 2 bedrooms) for excellent mortgage support. A fantastic opportunity in a family-friendly neighbourhood.**



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

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http://www.homehuntersbc.com  
doc@homehuntersbc.com



**Active**  
**R3077574**  
Board: F  
House/Single Family

**33821 GREWALL CRESCENT**  
Mission  
Mission BC  
V2V 7B6

Residential Detached  
**\$1,150,000** (LP)  
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,150,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2004**  
Frontage(feet): **34.00** Bathrooms: **4** Age: **22**  
Frontage(metres): **10.36** Full Baths: **3** Zoning: **R558**  
Depth / Size: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$4,833.28**  
Lot Area (sq.ft.): **6,867.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2025**  
Lot Area (acres): **0.16** P.I.D.: **023-456-183** Tax Inc. Utilities?: **No**  
Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
View: **Yes: Mt. Baker**  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **None**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Renovations: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_  
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: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_

Legal: **LOT 12, PLAN LMP28726, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: \_\_\_\_\_  
Features: \_\_\_\_\_

Finished Floor (Main):	1,364	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,271	Main	Living Room	19' x 14'	Bsmt	Bedroom	14' x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16' x 13'	Bsmt	Bedroom	14'9 x 11'9	Main 2
Finished Floor (Below):	977	Main	Kitchen	14'8 x 16'	Bsmt	Laundry	12' x 5'5	Above 3
Finished Floor (Basement):	0	Main	Family Room	16' x 13'			x	Above 3
Finished Floor (Total):	3,612sq. ft.	Main	Laundry	9'6 x 5'7			x	Bsmt 3
Unfinished Floor:	0			x			x	
Grand Total:	3,612sq. ft.	Above	Bedroom	14'9 x 9'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'11 x 14'7			x	
		Above	Bedroom	12'3 x 13'8			x	
		Above	Bedroom	15' x 13'5			x	
				x			x	
Suite:		Bsmt	Living Room	11'1 x 14'3			x	
Basement: Fully Finished		Bsmt	Kitchen	6' x 12'3			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX City Realty**

**Court Ordered Sale, 3 level home, 6 bedrooms, 4 baths, 2 bedroom suite with own laundry. Allow time for showings.**



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**Active**  
**R3075011**  
Board: F  
House with Acreage

**9540 WOODWARD STREET**

Mission  
Mission-West  
V4S 1B9

Residential Detached  
**\$1,700,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,700,000</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>33</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:	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Septic</b>	
First Nation Reserve:	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: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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. 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!**



Presented by:

# Doc Livingston PREC\*

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Phone: 604-787-7028  
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doc@homehuntersbc.com



**Active**  
**R3082354**  
Board: F  
House with Acreage

## 8904 MANZER STREET

Mission  
Mission-West  
V4S 1H6

Residential Detached

**\$5,300,000** (LP)

(SP)



Sold Date:		If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$5,450,000</b>
Meas. Type: <b>Feet</b>		Bedrooms: <b>4</b>	Approx. Year Built: <b>9999</b>
Frontage(feet): <b>1,510.0</b>		Bathrooms: <b>3</b>	Age: <b>999</b>
Frontage(metres): <b>460.25</b>		Full Baths: <b>2</b>	Zoning: <b>RU16</b>
Depth / Size:		Half Baths: <b>1</b>	Gross Taxes: <b>\$31,612.47</b>
Lot Area (sq.ft.): <b>1,041,084.00</b>		Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>23.90</b>		P.I.D.: <b>014-343-711</b>	Tax Inc. Utilities?: <b>Yes</b>
Flood Plain:			Tour:
View: <b>Yes: Through the Trees</b>			
Complex/Subdiv:			
First Nation Reserve:			
Services Connected: <b>Electricity, Natural Gas, Septic</b>			
Sewer Type: <b>Septic</b>		Water Supply: <b>Well - Shallow</b>	

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

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

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

Total Parking:	Covered Parking:	Parking Access:
Parking: <b>Open</b>		
Driveway Finish:		
Dist. to Public Transit:		Dist. to School Bus:
Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:
Property Disc.: <b>No</b>		
Fixtures Leased: <b>No :As is where is</b>		
Fixtures Rmvd: <b>No :As is where is</b>		
Floor Finish: <b>Hardwood</b>		

Legal: **PARCEL 1, BLOCK C, PLAN NWP14758, SECTION 35, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, (REF PL NWP13972); EXC: PT DEDICATED RD ON PL LMP6949**

Amenities:

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

Features:

Finished Floor (Main):	1,560	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,120	Main	Kitchen	14'2 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 16'2			x	Main 2
Finished Floor (Below):	0	Main	Flex Room	14'3 x 14'2			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	17'2 x 12'9			x	Above 3
Finished Floor (Total):	2,680sq. ft.	Main	Foyer	10'3 x 10'3			x	
Unfinished Floor:	1,560	Above	Living Room	19'7 x 18'11			x	
Grand Total:	4,240sq. ft.	Above	Bedroom	10'7 x 9'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'10 x 14'3			x	
		Above	Bedroom	9'0 x 12'0			x	
		Above	Primary Bedroom	12'7 x 14'3			x	
							x	
							x	
							x	

Suite: **None**  
Basement: **Full, Unfinished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **10**

Manuf Type:	Registered in MHR?:	PAD Rental:
MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:		

Listing Broker(s): **Momentum Realty Inc.**

**Momentum Realty Inc.**

**Court-Ordered Sale ~ This 23.90-acreage is perfect for a Visionary. Build your estate house on this serene park-like acreage, with trails, wildlife and charm. The old 2-storey with unfinished bsmt. English Manor-inspired home is sold As Is Where Is and needs some work, but could be brought back to life. Located in Silverdale's West Neighbourhood, with a portion of the property also situated in the Central Neighbourhood Plan, whose biggest land holder is Polygon, with massive redevelopment plans currently happening. The subject property is a great holding property, one to enjoy for many years. We highly advise prospective buyers to schedule a time to walk this property, because seeing it in person is truly the best way to experience it. Priced well below Assessed Value! Call Now!**