



Presented by:
P.A. 'Doc' Livingston PREC*

Blue West Realty
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Active
R2706009

Board: F
House/Single Family

8190 DOROTHEA COURT

Mission
Mission BC
V2V 6Z9

Residential Detached

\$1,060,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,200,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1997**
Frontage(feet): **78.00** Bathrooms: **3** Age: **26**
Frontage(metres): **23.77** Full Baths: **3** Zoning: **R465**
Depth / Size: **107** Half Baths: **0** Gross Taxes: **\$3,389.58**
Lot Area (sq.ft.): **6,010.00** Rear Yard Exp: **Northeast** For Tax Year: **2020**
Lot Area (acres): **0.14** P.I.D.: **023-459-158** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv: **Best/Dorothea**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Completely**
of Fireplaces: **1** 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: **2019**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **7** Covered Parking: **2** Parking Access: **Lane**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Driveway Finish: **Concrete, Gravel**
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: **LOT 17, PLAN LMP28542, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Storage Shed, Stove**

Finished Floor (Main):	1,106	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	13' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	9' x 9'			x	Main 3
Finished Floor (Basement):	730	Main	Living Room	13'7 x 15'			x	Bsmt 4
Finished Floor (Total):	1,836sq. ft.	Main	Kitchen	10'5 x 9'10			x	
Unfinished Floor:	0	Main	Eating Area	7'8 x 9'6			x	
Grand Total:	1,836sq. ft.	Below	Kitchen	10'5 x 9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13' x 16'			x	
Suite: Legal Suite		Below	Laundry	8'6 x 6'8			x	
Basement: Full, Fully Finished		Below	Living Room	14'6 x 11'			x	
		Below	Bedroom	8' x 8'6			x	
		Bsmt	Den	8' x 9'			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Little Oak Realty (Mission)**

LOCATION, LOCATION, LOCATION! Centrally located to shopping, all levels of schools, hiking, public transit steps away, West Coast Express and an easy drive down to the Highway. The home has 3 bedroom up and 1 down for upstairs use (Bdrm or Den). Home was reno'd in 2019 with new flooring, bathroom, paint, carpet, fully done kitchen including appliances and roof as well in 2019. Central A/C unit appx. 2015. There is a fully contained 1 bdrm legal suite with its own entrance. Suite is nice and bright with large pantry, lots of storage and large laundry area. Suite has its own patio. 200 amps of service to the property including an installed charging system for your electric car. RV parking available. 48 hours notice required for showings.



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Active
R2739196

Board: F
House/Single Family

8395 MCTAGGART STREET

Mission
Hatzic
V2V 0G3

Residential Detached

\$1,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,550,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2017
Frontage(feet): 72.00	Bathrooms: 6	Age: 6
Frontage(metres): 21.95	Full Baths: 5	Zoning: R669
Depth / Size: 100	Half Baths: 1	Gross Taxes: \$5,404.35
Lot Area (sq.ft.): 7,201.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.17	P.I.D.: 029-981-174	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
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: **Brick, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
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 43, PLAN EPP66405, DISTRICT LOT 476, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features: **Air Conditioning**

Finished Floor (Main):	2,469	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,840	Main	Living Room	12'9 x12'4			x	Floor
Finished Floor (AbvMain2):	0	Main	Kitchen	12'2 x15'9			x	#Pcs
Finished Floor (Below):	0	Main	Dining Room	12'10 x10'2			x	Main
Finished Floor (Basement):	0	Main	Family Room	16'5 x16'0			x	Above
		Main	Wok Kitchen	10'4 x5'2			x	Above
Finished Floor (Total):	4,309sq. ft.	Main	Laundry	7'0 x3'2			x	Above
Unfinished Floor:	0	Main	Bedroom	10'0 x10'0			x	Above
Grand Total:	4,309sq. ft.	Main	Living Room	10'6 x10'0			x	Main
		Above	Primary Bedroom	17'8 x13'2			x	
		Above	Bedroom	15'6 x16'0			x	
		Above	Bedroom	11'0 x12'6			x	
		Above	Bedroom	12'0 x10'6			x	
				x			x	
Suite: None					Registered in MHR?:		PAD Rental:	
Basement: None					CSA/BCE:		Maint. Fee:	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:						
# of Kitchens: 2	# of Rooms: 12	MHR#:						
		ByLaw Restrictions:						

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

Court order sale. Custom Built 4200 sqft home. home has been finished with designer quality furnishings, granite composite counter tops, 2 cozy fireplace with mantel, Central A/C & endless high ceilings and three car garage. Main floor boasts a large living room / dining room, powder-room a large kitchen with to the family room,Upstair houses 4 bed and 4 full bath. All paved backyard.RV PARKING and close to all amenities and easy access to the highway.allow time for showing