



Presented by:
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Mission, Durieu

MLS# F1435853

Residential Detached

35281 RIVERSIDE RD, V2V 4J1

Active



List Price:	\$149,500	Previous Price:	
		Original Price:	\$149,500
Complex/Subdiv: Hatzic Prairie			
Frontage:	78.00 ft	Bedrooms:	3
Depth/Size:	100	Bathrooms:	1
Lot Area SqFt:	7,800	Full Baths:	1
Rear Yard Exp:	N	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	Yes	Zoning:	RES
View:	Y - Mountains		
Serv. Connected:	Water, Electricity, Natural Gas, Septic		
PID:	004-581-016	Type:	House/Single Family
Approx Yr Blt:	1973	Age at List Date:	42
Taxes:	\$1,466 (2014)		

Style of Home:	Rancher/Bungalow	Total Parking:	4	Covered Parking:	1
Construction:	Manufactured/Mobile	Parking Access:	Front		
Foundation:	Other	Parking Facilities:	Open, RV Parking Avail., Garage; Single		
Exterior:	Aluminum				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	Town
Type of Roof:	Tar & Gravel			Dist to School Bus:	Bus
Renovations:		Reno Year:		Possession:	
Flooring:	Vinyl/Linoleum	Title to Land:	Freehold NonStrata		
Water Supply:	Community	Seller's Interest:	Power of Attorney		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	1	Property Disclosure:	N - Seller does not live in home		
Fireplace Fuel:	Gas - Natural	Out Buildings:	/Workshop Sz: 18 x 33		
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL NWP 23219 LT 18 LD 36 SEC 2 TWP 18 MHR #A03498, CSA #2639
Amenities:	
Site Influences:	Paved Road, Recreation Nearby, Rural Setting, Cul-de-Sac
Features Incl:	Refrigerator, Stove, Clothes Washer/Dryer, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'8" X 20'6"			X			X
Main F.	Foyer	5'4" X 5'9"			X			X
Main F.	Dining	7'9" X 12'			X			X
Main F.	Kitchen	10' X 10'6"			X			X
Main F.	Solarium	9' X 18'4"			X			X
Main F.	Laundry	5' X 6'5"			X			X
Main F.	Master Bedroom	10'9" X 11'9"			X			X
Main F.	Bedroom	8'9" X 11'6"			X			X
Main F.	Bedroom	8'8" X 11'2"			X			X
		X			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,305	Total # Rooms:	9
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,305	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,305		7
			8

Listing Broker(s): Landmark Realty Corp.

GREAT DEAL! Sitting on a large, level 78x100 rural lot. The paved driveway leads to a set of gates, behind which is an 18x33 garage/shop. There are a couple of small storage sheds, plus a garden gazebo. All the buildings have power. The backyard has raised garden beds and multiple bird houses - a bit of yard restoration will bring it back to it's former glory. The home is a double-wide manufactured home, with 3 bedrooms and a full bathroom. The laundry has a full size washer/dryer set, newer hot water tank, and central furnace. A gas stove is in the kitchen, and there's access from here to the enclosed sunporch. There's a gas fireplace in the huge livingroom. Mountain views abound. You're on natural gas and community water.



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Langley, Aldergrove Langley
26935 26A AV, V4W 3V5

MLS# F1433245

Residential Detached
Active



List Price: \$149,900 Previous Price: \$284,950
 Original Price: \$284,950

Complex/Subdiv:

Frontage: 54.00 ft	Bedrooms: 7	PID: 025-322-788
Depth/Size: 132	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 7,320	Full Baths: 4	Approx Yr Blt: 2002
Rear Yard Exp: 0	Half Baths: 0	Age at List Date: 13
Meas Type: Feet	If New GST/HST Incl: Taxes: \$4,198 (2014)	
Flood Plain: No	Zoning: R-1D	
View: N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - COURT ORDER
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL LMP52784 LT 7 LD 36 SEC 19 TWP 13 PART SE1/4 1/2 INTEREST
 Amenities: In Suite Laundry
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 11'10"	Bsmt	Bedroom	13' X 10'			X
Main F.	Dining	15' X 13'	Bsmt	Bedroom	9'8" X 10'			X
Main F.	Kitchen	11' X 11'	Bsmt	Living Room	12' X 20'			X
Main F.	Eating Area	11' X 7'6"	Bsmt	Living Room	13' X 14'			X
Main F.	Family Room	15' X 12'	Bsmt	Kitchen	11' X 8'			X
Main F.	Master Bedroom	14'2" X 14'	Bsmt	Kitchen	10' X 12'			X
Main F.	Bedroom	12' X 12'			X			X
Main F.	Bedroom	14' X 9'			X			X
Main F.	Bedroom	10'8" X 9'6"			X			
Bsmt	Bedroom	13' X 12'			X			

Floor Area (SqFt):		Total # Rooms: 16	Bathrooms
Main Floor Area SqFt: 1,812		# Kitchens: 3	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0		Finished Levels: 2	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0		Crawl/Bsmt Height:	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,401		Basement Area: Fully Finished	4 3 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt: 3,213			5
			6
Unfinished Floor: 0	Suite: Unauthorized Suite		7
Grand Total Floor Area: 3,213			8

Listing Broker(s): Park Georgia Realty Ltd.(Coq)

NOTE THIS PRICE IS FOR 1/2 INTEREST ONLY. Great family home with two suites. Allow time for showings.



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Mission, Lake Errock

MLS# F1431762

Residential Detached

43833 RYALL RD, VOM 1N0

Active



List Price: \$175,000 Previous Price: \$189,900
 Original Price: \$189,900

Complex/Subdiv:

Frontage: 64.00 ft Bedrooms: 2 PID: 006-668-569
 Depth/Size: 140 Bathrooms: 1 Type: House/Single Family
 Lot Area SqFt: 8,960 Full Baths: 1 Approx Yr Blt: 9999
 Rear Yard Exp: Half Baths: 0 Age at List Date: 999
 Meas Type: Feet If New GST/HST Incl: Taxes: \$1,702 (2014)
 Flood Plain: Yes Zoning: RES

View: Y - LAKE & MOUNTAIN
 Serv. Connected: Electricity, Septic, Water

Style of Home: Rancher/Bungalow	Total Parking: 0	Covered Parking: 5
Construction: Frame - Wood	Parking Access: Front	
Foundation: Other	Parking Facilities: Open, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: Other		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Electric		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces: 0	Property Disclosure: N - VENDOR DOES NOT LIVE IN PROPERTY
Fireplace Fuel: None		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL NWP31743 LT 103 LD 36 SEC 22 TWP 24
 Amenities: None
 Site Influences: Golf Course Nearby, Paved Road, Rural Setting, Ski Hill Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'3" X 14'			X			X
Main F.	Eating Area	8'6" X 14'			X			X
Main F.	Living Room	11'6" X 15'4"			X			X
Main F.	Bedroom	10'6" X 9'9"			X			X
Main F.	Bedroom	10'6" X 9'7"			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 760	Total # Rooms: 5	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 760	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 760		8

Listing Broker(s): Royal LePage Wheeler Cheam

Situated 20 minutes from downtown Mission is this cute little 2 bedroom, 1 bathroom cabin in the quiet community of Lake Errock. A great place to get away with easy access to fishing, Sandpiper Golf Course, and nearby Harrison Lake and also Hemlock Valley Ski Mountain. Lots of recent upgrades and renos in 2014 that include : New roof, new flooring, electrical.