



Presented by:

**Matt Thiessen**

HomeLife Glenayre Realty Company (Abbots) Ltd

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**Active**  
**R2126128**  
 Board: F  
 House/Single Family

**32399 BADGER AVENUE**

Mission  
 Mission BC  
 V2V 5H8

Residential Detached

**\$499,900** (LP)

(SP)



Sold Date: Frontage (feet): **63.90** Original Price: **\$499,900**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1989**  
 Depth / Size: **112.9** Bathrooms: **3** Age: **27**  
 Lot Area (sq.ft.): **7,214.00** Full Baths: **3** Zoning: **RES**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,747.74**  
 Rear Yard Exp: For Tax Year: **2015**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **008-918-007**  
 Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**  
 Construction: **Other**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL76197,LT12,LD36,SEC29,TWN17**Amenities: **None**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 15'6			x			x
Main	Dining Room	10'9 x 9'			x			x
Main	Kitchen	13'1 x 10'6			x			x
Main	Master Bedroom	14'5 x 10'7			x			x
Main	Bedroom	14' x 10'7			x			x
Main	Bedroom	11'1 x 10'2			x			x
Bsmt	Living Room	16'4 x 14'10			x			x
Bsmt	Kitchen	12'3 x 9'8			x			x
Bsmt	Bedroom	12'4 x 10'			x			
Bsmt	Bedroom	10' x 9'			x			

Finished Floor (Main):	<b>1,196</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>796</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,992 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>1,992 sq. ft.</b>	Basement: <b>Part</b>	6				
			7				
			8				

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

**A diamond in the rough, just a little TLC will make this a perfect family home. 3 bedrooms up and is all set up for a suite downstairs. Double car garage. Easy to show anytime.**



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**Active**  
**R2109321**

Board: F  
House with Acreage

### 32570 DEWDNEY TRUNK ROAD

Mission  
Mission BC  
V2V 7E8

Residential Detached

**\$607,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>120.00</b>	Original Price: <b>\$607,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>417</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>50,040.00</b>	Full Baths:	<b>1</b>	Zoning: <b>CNC1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$10,995.95</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-938-119</b>
			Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **None**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **3** Parking Access: **Side**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL NWP51435 LT 17 LD 36 SEC 32 TWP 17 DBL EXP#C8008363**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			x			x
Main	Kitchen	8'7' x 11'			x			x
Main	Laundry	6'10' x 6'5			x			x
Main	Eating Area	11'3' x 7'6			x			x
Main	Bedroom	11' x 10'			x			x
Above	Bedroom	13' x 11'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>800</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>200</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,000 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>2</b>							Door Height:
Grand Total:	<b>1,000 sq. ft.</b>	Basement:	<b>Crawl</b>		<b>6</b>							
					<b>7</b>							
					<b>8</b>							

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

**Court order sale, handyman special, livable house, huge work shop, allows for a variety of uses. Great holding property call today to view.**