



Presented by:

**Matt Thiessen**

HomeLife Glenayre Rlty.Co.Ltd.

Phone: 778-549-8606

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**Active**  
**R2057443**Board: F  
House with Acreage**32570 DEWDNEY TRUNK ROAD**Mission  
Mission BC  
V2V 7E8

Residential Detached

**\$398,000** (LP)

(SP)

Sold Date:  
Depth / Size (ft.): **417**  
Lot Area (sq.ft.): **50,040.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:Frontage (feet): **120.00**  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Original Price: **\$398,000**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **CNC1**  
Gross Taxes: **\$10,995.95**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **004-938-119**  
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: **Garage; Double, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP51435 LT 17 LD 36 SEC 32 TWP 17 DBL EXP #C8005437**Amenities: **In Suite Laundry**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.(Coq)****Court order sale, handyman special, livable house, huge work shop, allows for a variety of uses. Great holding property call today to view.**



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**Active**  
**R2079150**

Board: F  
House with Acreage

**12975 DEGRAFF ROAD**

Mission  
Hatzic  
V2V 7K7

Residential Detached

**\$449,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>325.00</b>	Original Price: <b>\$449,000</b>
Depth / Size (ft.): <b>625(4.6AC)</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1987</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>2</b>	Age: <b>29</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>A2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,832.22</b>
Approval Req?:			For Tax Year: <b>2016</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>002-777-223</b>
			Tour:

View: **Yes: Mtn Setting**  
Complex / Subdiv:  
Services Connected: **Septic**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Baseboard, Electric, Wood**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Other**

Dist. to School Bus:

Legal: **PL NWP2782 LT 12 LD 36 SEC 25 TWP 18**

Amenities: **Green House**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 20'			x			x
Main	Kitchen	13' x 11'			x			x
Main	Dining Room	11' x 7'			x			x
Main	Laundry	17' x 22'			x			x
Above	Master Bedroom	16' x 15'			x			x
Above	Bedroom	16' x 7'			x			x
Below	Games Room	32' x 20'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,036</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>856</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>640</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>2,532 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Partly Finished</b>	6					
Grand Total:	<b>2,532 sq. ft.</b>			7					
				8					

Listing Broker(s): **Sutton Centre Realty**

**This serene lush 4.6 acres is located in the desired sub area of Durieu, Missiion. Home is a 3 level house with 2 bdrms above with ensuite and a spacious open layout on the Main floor. Kitchen includes oak cabinets, H/W firs into dining area. Laundry rm is bright/sunny & 32 x 20 bsmt is clean/dry. Home has double paned wood windows. Property also has several outhouses/cottages for a variety of uses include guest guest cottage and tree house! Home has been allowed to run down but with some TLC this home could shine once again!! Very private setting and with the right Buyer this property could be a wonderful tranquil family residences or weekend retreat away from the City!**



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**Active**  
**R2049884**

Board: F  
House with Acreage

**14750 SYLVESTER ROAD**

Mission  
Durieu  
V2V 0B9

Residential Detached

**\$579,000** (LP)

(SP)



Sold Date: Frontage (feet): **315.00** Original Price: **\$699,000**  
Depth / Size (ft.): **1382(10AC)** Bedrooms: **2** Approx. Year Built: **1985**  
Lot Area (sq.ft.): **435,600.00** Bathrooms: **2** Age: **31**  
Flood Plain: **No** Full Baths: **2** Zoning: **RES**  
Rear Yard Exp: Half Baths: **0** Gross Taxes: **\$2,790.39**  
Approval Req?: For Tax Year: **2015**  
If new, GST/HST inc?: Tax Inc. Utilities?: **Yes**  
P.I.D.: **002-424-673**  
Tour:

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

Style of Home: **Rancher/Bungalow w/Loft**  
Construction: **Log**  
Exterior: **Log**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Total Parking: **35** Covered Parking: **15** Parking Access: **Front**  
Parking: **Carport; Single**  
Dist. to Public Transit: **TOWN** Dist. to School Bus: **BUS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **Yes: Propane tank leased**  
Fixtures Rmvd: **Yes: Court sale, as-is**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWP44451 LT 5 LD 36 SEC 4 TWP 4 RNG 2 MER 7 MERIDIAN W7.**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard, Recreation Nearby, Rural Setting**

Features: **Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 20'8			x			x
Main	Dining Room	10'6 x 13'5			x			x
Main	Kitchen	9'7 x 11'7			x			x
Main	Recreation	15'9 x 17'3			x			x
Main	Master Bedroom	15'3 x 15'8			x			x
Main	Bedroom	9'1 x 13'4			x			x
Main	Laundry	5' x 10'			x			x
Main	Foyer	3' x 5'			x			x
Above	Loft	6' x 14'			x			x
		x			x			

  

Finished Floor (Main):	<b>1,600</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed: <b>40x50</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,600 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6					
Grand Total:	<b>1,600 sq. ft.</b>			7					
				8					

Listing Broker(s): **Landmark Realty Corp.**

**10 PRIVATE, TREED ACRES! A gorgeous log home with vaulted ceilings, wood cabinets and a floor to ceiling rock fireplace, wood burning. The home has a low loft room accessed by ladder - the kids will love it. Two bedrooms, 2 bathrooms and a large rec room. There's a large sundeck above the garage - bask in the coming sunshine. Bonus 40x50 shop with 200 amp service. Long, private driveway. Court order sale, unremediated grow op, shop has to be torn down or brought to code. Court approval of offers is required.**



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**Active**  
**F1447906**Board: F  
House/Single Family**33602 12TH AVENUE**Mission  
Mission BC  
V2V 7B4

Residential Detached

**\$630,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>59.00</b>	Original Price: <b>\$570,000</b>
Depth / Size (ft.):	Bedrooms:	<b>7</b>	Approx. Year Built: <b>2003</b>
Lot Area (sq.ft.): <b>6,027.00</b>	Bathrooms:	<b>5</b>	Age: <b>13</b>
Flood Plain:	Full Baths:	<b>5</b>	Zoning: <b>RS1</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,743.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>023-457-139</b>
			Tour:

View: **Yes: Southern view of Fraser Valley**

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(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**  
 Seller's Interest: **Court Ordered Sale**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Dist. to School Bus:

Legal: **PL LMP28729 LT 32 DL 4 LD 36 SEC 21 TWP 17**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'8	Bsmt	Bedroom	12' x 9'			x
Main	Kitchen	12' x 11'8	Bsmt	Bedroom	11' x 10'			x
Main	Nook	12' x 8'	Bsmt	Bedroom	11' x 12'			x
Main	Dining Room	13' x 10'	Bsmt	Kitchen	12' x 7'10			x
Main	Family Room	12' x 17'8			x			x
Main	Master Bedroom	17' x 11'			x			x
Main	Bedroom	11'8 x 9'			x			x
Main	Bedroom	10' x 11'2			x			x
Main	Bedroom	11'4 x 10'			x			x
Bsmt	Recreation	13' x 18'			x			

Finished Floor (Main):	<b>1,987</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,426</b>	Suite: <b>Unauthorized Suite</b>	3	Main	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,413 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>3</b> Beds not in Basement: <b>4</b>	5	Bsmt	<b>3</b>	<b>No</b>	Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total:	<b>3,413 sq. ft.</b>		7				
			8				

Listing Broker(s): **Century 21 In Town Realty****Beautiful 7 bedroom, 5 bathroom home in "College Heights", one of Mission's best areas. View of Mt Baker and valley.**