



Presented by:
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Active
R2665884

Board: F
House/Single Family

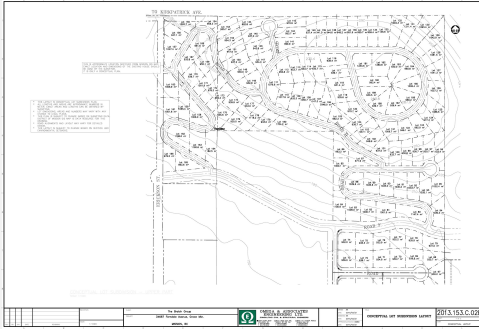
34611 FERNDALE AVENUE

Mission
Hatzic
V4P 2J4

Residential Detached

\$19,999,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$19,999,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1995**
Frontage(feet): **1,632.0** Bathrooms: **4** Age: **27**
Frontage(metres): **497.43** Full Baths: **3** Zoning: **RU16**
Depth / Size: **1633.5** Half Baths: **1** Gross Taxes: **\$30,154.89**
Lot Area (sq.ft.): **2,665,872.00** Rear Yard Exp: **North** For Tax Year: **2021**
Lot Area (acres): **61.20** P.I.D.: **029-242-037** Tax Inc. Utilities?: **Yes**
Flood Plain: **No** Tour:
View: **Yes: Mountains, Valley and Water**
Complex/Subdiv: **Hatzic Ridge**
Services Connected: **Electricity, Natural Gas, Septic**

Sewer Type: **Septic**

Water Supply: **Well - Drilled**

Style of Home: **2 Storey, 2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Wood**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water: **No**

R.I. Plumbing:

Total Parking: **20** Covered Parking: **5** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport & Garage, Garage; Double**

Driveway Finish: **Asphalt**

Dist. to Public Transit: **1.5 Miles**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Mixed**

Dist. to School Bus: **1.5 Miles**

Land Lease Expiry Year:

Legal: **LT.1, LT.2, LT. 3 PL EPP36282 SEC 35 TWP 17 NWD PID 029-242-045, 029-242-053, 028-751-345 / LT.B BCP49826 SEC 35 TWP 17 NWD 009-701-508 / LT.2 PL NWP12372 SEC 35 TWP 17 NWD EXC PL 27083 / 013-381-377 PCL.B SEC 35 TWP 17 NWD REF PL 3321 DBL EXP#C8043205**

Amenities: **In Suite Laundry**

Site Influences: **Rural Setting**

Features:

Finished Floor (Main):	1,994	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,286	Main	Living Room	20' x 26'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14' x 12'			x	Main 2
Finished Floor (Below):	0	Main	Family Room	12' x 11'			x	Main 4
Finished Floor (Basement):	1,980	Main	Master Bedroom	17' x 15'			x	Above 4
				x			x	Above 4
Finished Floor (Total):	5,260sq. ft.	Above	Bedroom	15' x 12'			x	
Unfinished Floor:	0	Above	Bedroom	15' x 14'			x	
Grand Total:	5,260sq. ft.	Above	Bedroom	16' x 15'			x	
		Above	Bedroom	15' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: Other								
Basement: Part, Partly Finished, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**
(Surrey/24)

Court Ordered Sale. All offers subject to court approval. Total of 6 properties totaling +/-61.2 Acres of Land w/views all the way out to Abbotsford. Property w/development potential of Single Family Lots which MUST be independently verified by the Buyer! Stunning country estate features *Two Houses - *34663-Ferndale Ave. Living Space +/-5,260sq.ft. Age +/-27-years, features 5-Bdrms, 4-Bathrms, covered patio, in-ground pool & hot tub, gated entrance w/paved drive, passing through fenced & cross-fenced pasture land and 3-stall barn & hay storage & paddock area. *9564-Erickson St. Living Space +/-3,850sq.ft. Age +/-50-years, features 3-Bedrms, 3-Bathrms, inground pool & solarium. Property being sold in an "As is where is condition." All viewing & access MUST be arranged through LSI!