



Presented by:  
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 Keller Williams Elite Realty  
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**Active**  
**R2695737**  
 Board: F  
 House/Single Family

**33354 3RD AVENUE**  
 Mission  
 Mission BC  
 V2V 1P2

Residential Detached  
**\$1,365,000** (LP)  
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,365,000**  
 Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2011**  
 Frontage(feet): **35.20** Bathrooms: **6** Age: **11**  
 Frontage(metres): **10.73** Full Baths: **5** Zoning: **RT-1**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$3,745.90**  
 Lot Area (sq.ft.): **4,298.00** Rear Yard Exp: For Tax Year: **2021**  
 Lot Area (acres): **0.10** P.I.D.: **015-587-312** Tax Inc. Utilities?: **Yes**  
 Flood Plain: **No** Tour:  
 View: **Yes: Fraser River**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **Sanitation** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Hot Water**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Double, Open, RV Parking Avail.**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **LOT 2 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 83933**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Smoke Alarm, Storage Shed**

Finished Floor (Main):	1,414	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,136	Main	Living Room	14' x 11'	Bsmt	Bedroom	10' x 9'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'	Bsmt	Kitchen	9' x 8'	Main	2
Finished Floor (Below):	0	Main	Bedroom	10' x 9'	Bsmt	Living Room	10' x 10'	Above	4
Finished Floor (Basement):	1,217	Main	Kitchen	11' x 9'			x		
		Main	Butlers Pantry	5' x 5'			x		
Finished Floor (Total):	3,767sq. ft.	Main	Family Room	12' x 10'			x	Above	4
Unfinished Floor:	0	Above	Laundry	5' x 4'			x	Bsmt	4
Grand Total:	3,767sq. ft.	Above	Bedroom	10' x 9'			x		
		Above	Bedroom	10' x 9'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	14' x 11'			x	Above	4
		Above	Master Bedroom	12' x 10'			x	Bsmt	3
		Bsmt	Bedroom	12' x 11'			x		
		Bsmt	Bedroom	10' x 9'			x		
Suite: <b>Unauthorized Suite</b>									
Basement: <b>Full, Fully Finished, Separate Entry</b>									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Large family home in scenic Mission! This spacious family home boasts 8 large bedrooms, including TWO master suites on the upper level, and 6 bathrooms. The kitchen includes a vast island and ample storage space for the at home chef. This and the large patios and open concept living make this home perfect for entertaining. This expansive home is perfect for large or multigenerational families. Centrally located in Mission close to shopping, recreation with views of the river, this home is just waiting for the perfect family to call it home.**




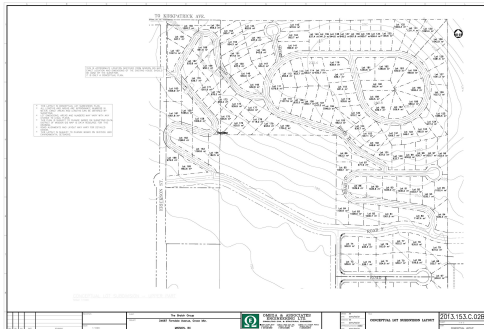
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**Active**  
**R2665884**  
 Board: F  
 House/Single Family

**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**  
 First Nation Reserve:  
 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** Dist. to School Bus: **1.5 Miles**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

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		
Suite: Other				x			x		
Basement:Part, Partly Finished, Separate Entry				x			x		
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!**