



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
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Active
R2680108
 Board: F
 House/Single Family

33519 CHERRY AVENUE

Mission
 Mission BC
 V2V 2V5

Residential Detached

\$1,899,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,899,900**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2013**
 Frontage(feet): **100.00** Bathrooms: **5** Age: **9**
 Frontage(metres): **30.48** Full Baths: **5** Zoning: **RES**
 Depth / Size: **200** Half Baths: **0** Gross Taxes: **\$6,217.00**
 Lot Area (sq.ft.): **20,000.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.46** P.I.D.: **009-313-923** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **Yes: Mountain View**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt., Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **11** Covered Parking: **3** Parking Access:
 Parking: **Garage; Triple, 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.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 6, PLAN NWP10395, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, Storage**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby**

Features: **Air Conditioning, Jetted Bathtub, Security System, Storage Shed, Vacuum - Built In, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	2,285	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	455	Main	Great Room	21' x 29'	Bsmt	Bedroom	9'10 x 17'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14' x 15'7	Above	Other	6' x 10'	Main 4
Finished Floor (Below):	0	Main	Dining Room	11' x 13'11	Above	Living Room	10' x 10'	Main 4
Finished Floor (Basement):	2,991	Main	Master Bedroom	13' x 20'	Above	Dining Room	10' x 10'	Main 5
Finished Floor (Total):	5,731sq. ft.	Main	Walk-In Closet	5' x 4'	Above	Bedroom	10' x 11'	Bsmt 4
Unfinished Floor:	0	Main	Walk-In Closet	5' x 4'			x	Above 4
Grand Total:	5,731sq. ft.	Main	Bedroom	10' x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'5 x 12'10			x	
Suite: Other, Unauthorized Suite		Main	Laundry	6' x 6'			x	
Basement: Full		Bsmt	Family Room	23' x 35'			x	
		Bsmt	Games Room	16' x 17'			x	
		Bsmt	Den	17' x 20'			x	
		Bsmt	Bedroom	10'10 x 14'8			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **1**

of Rooms: **18**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): **Homelife Advantage Realty (Central Valley)RE/MAX Little Oak Realty (Mission) Ltd.**

Stunning 5,731 sqft rancher with basement on 0.46 acre with triple garage! Main floor boasts spacious great room entertaining area with cathedral ceiling, gourmet kitchen with quartz countertops and S/S appliances, 2 kids bedrooms with Jack/Jill ensuite, plus lavish Master featuring his/her closets, joining door to covered sundeck, spa-like ensuite with jetted soaker tub and glass shower! The basement is MASSIVE, 2 bedrooms, full bathroom, office, wide open games room area, plus hockey themed room with wet bar under the triple garage! Bonus space above the triple garage, huge driveway and parking area, big yard, mountain views, superb location, this one has everything you are looking for in a home, call today!



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Active
R2665884
 Board: F
 House/Single Family

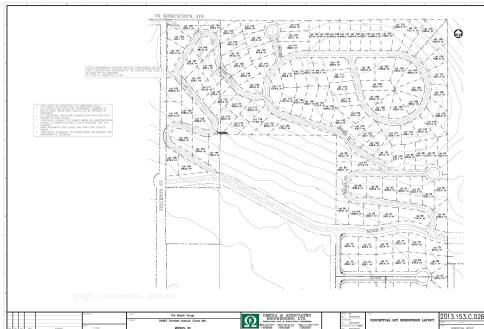
34611 FERNDALE AVENUE

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** 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!