



Presented by:

Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2836310
Board: F
House/Single Family

35676 MOORE AVENUE

Mission
Hatzic
V2V 5M2

Residential Detached
\$850,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$850,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1997
Frontage(feet): 70.00	Bathrooms: 3	Age: 27
Frontage(metres): 21.34	Full Baths: 3	Zoning: RS-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,455.71
Lot Area (sq.ft.): 9,800.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.22	P.I.D.: 008-186-464	Tax Inc. Utilities?: No
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Water	
First Nation Reserve:	Sewer Type: Holding Tank	Water Supply: City/Municipal

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**
Parking: **Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 6 SECTION 25 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 20440**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,212	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12' x 22'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'7 x 12'6			x	Main 4
Finished Floor (Below):	1,163	Main	Eating Area	9' x 10'			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	10'6 x 11'6			x	Below 4
Finished Floor (Total):	2,375 sq. ft.	Main	Bedroom	9'11 x 10'6			x	
Unfinished Floor:	0	Main	Bedroom	8'10 x 10'8			x	
Grand Total:	2,375 sq. ft.	Below	Living Room	14' x 13'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	7' x 9'6			x	
		Below	Bedroom	8'9 x 11'			x	
		Below	Bedroom	12'9 x 9'11			x	
		Below	Family Room	11'9 x 21'4			x	
				x			x	
				x			x	

Suite: **Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX 2000 Realty**

Quiet Hatzic Lake area. Large basement entry home with 3 Bdrms up and 2 Bdrm Unauthorized accommodations down. Huge 9800 Sq Ft lot, newer back deck and front deck has views. House has great bones in need of some care. perfect project home, but overall great shape. Hurry on this opportunity, great potential.



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Active
R2848358
Board: F
House/Single Family

34884 MOFFAT AVENUE
Mission
Mission BC
V2V 6S1

Residential Detached
\$1,198,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,198,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1974**
 Frontage(feet): **71.00** Bathrooms: **3** Age: **50**
 Frontage(metres): **21.64** Full Baths: **2** Zoning: **R930S**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$3,797.30**
 Lot Area (sq.ft.): **18,000.00** Rear Yard Exp: **South** For Tax Year: **2023**
 Lot Area (acres): **0.41** P.I.D.: **008-629-943** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour:
 View: **Yes: Fraser River and Mnt Baker**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Natural Gas, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Baseboard, Hot Water, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Driveway Finish: **Asphalt**
 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: **Laminate, Mixed, Tile**

Legal: **LT 71 DL 6 LD 36 G 3 PL 39517**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12' x 9'			x	Main 2
Finished Floor (Basement):	900	Main	Primary Bedroom	12' x 12'			x	Bsmt 3
		Main	Bedroom	13' x 9'			x	
Finished Floor (Total):	2,100sq. ft.	Main	Bedroom	13' x 9'			x	
Unfinished Floor:	0	Bsmt	Bedroom	10' x 10'			x	
Grand Total:	2,100sq. ft.	Bsmt	Den	10' x 10'			x	
		Bsmt	Recreation Room	20' x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
							x	
							x	
							x	

Suite: **None**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Lighthouse Realty Ltd.**

View View View. View of the river, view of the valley and view of Mnt Baker! This Rancher with walkout basement sits on an 18,000 sq ft Lot. With 3 bedrooms on the main and one in the basement which makes it great for your growing family or downsize with lots of room for guests and/or your stuff! This lot is zoned for a suite so check in with the city for supported uses. All of this makes this the perfect place to call home!



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Active
R2850451
Board: F
House/Single Family

8395 MCTAGGART STREET

Mission
Hatzic
V2V 0G3

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2017
Frontage(feet): 73.16	Bathrooms: 6	Age: 7
Frontage(metres): 22.30	Full Baths: 5	Zoning: R669
Depth / Size: 98.43	Half Baths: 1	Gross Taxes: \$5,105.47
Lot Area (sq.ft.): 7,201.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 0.17	P.I.D.: 029-981-174	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Peakaboo Mountain views	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey	Total Parking: 8	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Triple, RV Parking Avail.	Driveway Finish: Concrete, Paving Stone	Dist. to School Bus:
Exterior: Mixed, Stone, Wood	Title to Land: Freehold NonStrata	Property Disc.: No	Land Lease Expiry Year:
Foundation: Concrete Perimeter	Reno. Year:	Rain Screen:	Fixtures Leased: No
Renovations:	Fireplace Fuel: Electric, Natural Gas	Metered Water:	Fixtures Rmvd: No
# of Fireplaces: 2	R.I. Fireplaces:	R.I. Plumbing: Yes	Floor Finish: Laminate, Tile, Carpet
Outdoor Area: Fenced Yard, Patio(s)	Type of Roof: Asphalt		

Legal: **LOT 43 DISTRICT LOT 476 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP66405**

Amenities: **Air Cond./Central**

Site Influences: **Paved Road, Private Yard, Recreation Nearby**
Features: **Air Conditioning, Fireplace Insert, Jetted Bathtub**

Finished Floor (Main):	1,906	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,838	Main	Foyer	17'1 x 7'3	Above	Bedroom	12'8 x 11'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'9 x 13'1	Above	Bedroom	12'4 x 10'11	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'3 x 7'1	Above	Walk-In Closet	5'3 x 4'11	Main 3
Finished Floor (Basement):	0	Main	Family Room	16'1 x 14'4	Above	Laundry	8'4 x 6'6	Above 5
Finished Floor (Total):	3,744sq. ft.	Main	Kitchen	16'1 x 12'6			x	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	10'6 x 9'1			x	Above 3
Grand Total:	3,744sq. ft.	Main	Eating Area	16'1 x 8'3			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Recreation Room	16'7 x 10'2			x	
Suite:		Above	Bedroom	12'2 x 10'2			x	
Basement: Crawl		Above	Primary Bedroom	16'3 x 15'9			x	
		Above	Walk-In Closet	16'3 x 7'1			x	
		Above	Bedroom	25'8 x 16'4			x	
		Above	Walk-In Closet	8'1 x 4'11			x	

Crawl/Bsmt. Height: 5'	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage - Wolstencroft**

Amazing Large 5 bedroom Modern Luxury Home on a quiet street surrounded by other high end homes. Triple garage plus plenty more parking outside including space for an RV or Boat. 2 storeys with amazing high ceilings and high end finishings throughout. An amazing chef's kitchen plus an additional wok/spice kitchen. 1 bedroom on the main floor with a full bathroom and its own living area with separate entrance. Another half bath on the main floor to complement the other 2 large living areas and dining area. Upstairs you have 4 large bedrooms with 4 separate ensuite bathrooms. The primary bedroom is luxurious with a huge walk-in closet, vanity area and 5 piece bathroom with a jetted tub. Large laundry room upstairs with sink. Click on the Virtual Tour to see the amazing HD Video Tour!



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Active
R2838416

Board: F
House with Acreage

29585 HUDSON AVENUE

Mission
Stave Falls
V4S 1B9

Residential Detached

\$1,850,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,850,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2002
Frontage(feet): 12.00	Bathrooms: 3	Age: 22
Frontage(metres): 3.66	Full Baths: 3	Zoning: RR7
Depth / Size: (2.50AC)	Half Baths: 0	Gross Taxes: \$7,336.60
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 2.50	P.I.D.: 031-194-982	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Septic, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Drilled

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail., Visitor Parking**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 1, SECTION 22, TOWNSHIP 15, NEW WESTMINSTER DISTRICT PLAN EPP91522**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	2,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	15' x 12'	Bsmt	Cold Room	12' x 8'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21' x 18'10"			x	Main 4
Finished Floor (Below):	0	Main	Family Room	20' x 16'6"			x	Main 4
Finished Floor (Basement):	2,350	Main	Dining Room	13' x 12'6"			x	Bsmt 3
Finished Floor (Total):	4,700sq. ft.	Main	Foyer	7'5 x 5'9"			x	
Unfinished Floor:	0	Main	Laundry	12'5 x 8'			x	
Grand Total:	4,700sq. ft.	Main	Primary Bedroom	19' x 16'5"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12' x 11'			x	
Suite:		Main	Bedroom	12' x 11'			x	
Basement: Fully Finished		Bsmt	Games Room	30' x 16'			x	
		Bsmt	Family Room	18' x 16'			x	
		Bsmt	Office	16' x 12'			x	
		Main	Storage	12' x 11'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **eXp Realty (Branch)**

Introducing a RARE FIND!!!! Immerse yourself in the beauty of this BEAUTIFUL PAN-ABODE RANCHER with a walk-out basement, nestled on 2.5 serene acres. Experience tranquility in the private treed setting, complemented by wood details like T&G ceilings, beams, and hardwood floors. The main level features a master with a private ensuite and soaker tub, along with two additional BDRM. The functional kitchen boasts an attached eating bar, built-in oven, and a separate cook-top. Gather around the river rock gas fireplace in the living area with vaulted ceilings & large windows offering views of the spectacular in-ground pool & pool house. The fully finished walk-out basement adds versatility with a games room, family room, office/den & ample storage. *As Is Where Is* Schedule A are non-negotiable.



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Active
R2850752

Board: F
House with Acreage

7784 DUNSMUIR STREET

Mission
Mission BC
V2V 4B8

Residential Detached

\$6,880,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$6,880,000**

Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1960**

Frontage(feet): **234.48** Bathrooms: **2** Age: **64**

Frontage(metres): **71.47** Full Baths: **2** Zoning: **R558**

Depth / Size: **(3.27AC)** Half Baths: **0** Gross Taxes: **\$23,561.43**

Lot Area (sq.ft.): **0.00** Rear Yard Exp: _____ For Tax Year: **2023**

Lot Area (acres): **3.27** P.I.D.: **007-530-030** Tax Inc. Utilities?: **No**

Flood Plain: _____ Tour: _____

View: **Yes: SOUTH AND MOUNT BAKER**

Complex/Subdiv: _____

First Nation Reserve: _____

Services Connected: **Electricity**

Sewer Type: **Septic** Water Supply: **City/Municipal**

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

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

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

Total Parking: _____ Covered Parking: _____ Parking Access: _____
Parking: **Open**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: _____

Legal: **LOT 236, PLAN NWP37193, DISTRICT LOT 4, GROUP 3, NEW WESTMINSTER LAND DISTRICT DBL EXP#C5057769**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,496	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,496	Main	Bedroom	12'0 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'0 x 9'0			x	Main 3
Finished Floor (Below):	0	Main	Games Room	11'0 x 15'0			x	Above 3
Finished Floor (Basement):	0	Main	Workshop	19'0 x 12'0			x	
							x	
Finished Floor (Total):	2,992sq. ft.	Above	Kitchen	10'0 x 15'0			x	
Unfinished Floor:	380	Above	Family Room	10'0 x 10'0			x	
Grand Total:	3,372sq. ft.	Above	Dining Room	9'0 x 11'0			x	
		Above	Living Room	11'0 x 15'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'0 x 14'0			x	
		Above	Den	9'0 x 9'0			x	
							x	
							x	

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **10**

Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
ByLaw Restrictions: _____

Listing Broker(s): **Century 21 Coastal Realty Ltd.** **Century 21 Coastal Realty Ltd.**

Sale by Court Order: 3.27 acres development opportunity situated in Mission's prime location. The property boasts Urban Residential zoning (R558) and is earmarked for Attached Multi-Unit Residential development. Land value only.