



Presented by:
Mylyne Santos PREC*

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Active
R2833541
Board: F
House/Single Family

32318 MCRAE AVENUE

Mission
Mission BC
V2V 5B5

Residential Detached

\$710,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$710,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 66.80	Bathrooms: 1	Age: 46
Frontage(metres): 20.36	Full Baths: 1	Zoning: R558
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,041.47
Lot Area (sq.ft.): 7,656.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.18	P.I.D.: 005-825-849	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Log**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **Yes :SOLD "AS IS"**
Fixtures Rmvd: **Yes :SOLD "AS IS"**
Floor Finish: **Mixed**
Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 485 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 46867**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,479	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 17'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	13' x 12'6"			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	11'6" x 10'			x	
Finished Floor (Total):	1,479sq. ft.	Main	Bedroom	9' x 9'6"			x	
Unfinished Floor:	0	Main	Bedroom	9' x 8'6"			x	
Grand Total:	1,479sq. ft.	Main	Storage	13' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**
(Surrey/120)

Spacious 1,479 sq. ft; 3 bedroom rancher on a large 7,656 sq. ft. lot with lot of potential. Close to Christine Morrison Elementary and Mission Secondary school. Huge 12' x 32' deck. Please contact LS for more details. By appointment only.



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Active
R2820016
Board: F
House/Single Family

8395 MCTAGGART STREET

Mission
Hatzic
V2V 0G3

Residential Detached

\$1,499,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2017
Frontage(feet): 72.00	Bathrooms: 5	Age: 6
Frontage(metres): 21.95	Full Baths: 4	Zoning: R669
Depth / Size: 100.00	Half Baths: 1	Gross Taxes: \$5,404.35
Lot Area (sq.ft.): 7,201.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.17	P.I.D.: 029-981-174	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: '		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple, 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: **:**
Floor Finish:

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,469	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,840	Main	Living Room	' x'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	' x'			x	Main	4
Finished Floor (Below):	0	Main	Family Room	' x'			x	Main	2
Finished Floor (Basement):	0	Main	Kitchen	' x'			x	Above	4
		Main	Wok Kitchen	' x'			x	Above	4
Finished Floor (Total):	4,309sq. ft.	Main	Laundry	' x'			x	Above	4
Unfinished Floor:	0	Main	Living Room	' x'			x		
Grand Total:	4,309sq. ft.	Main	Bedroom	' x'			x		
		Above	Primary Bedroom	' x'			x		
		Above	Primary Bedroom	' x'			x		
		Above	Primary Bedroom	' x'			x		
		Above	Primary Bedroom	' x'			x		
				x			x		
Suite:									
Basement:None									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Amex - Fraseridge Realty**

Court Order Sale, custom built 5-bedroom home, designer quality furnishings, granite composite counter tops, 2 fireplaces, central AC, high ceilings, triple garage and mountain views. High ceilings on Main floor with a large living room / dining room, powder-room a large kitchen with an additional Spice Kitchen Upstairs has 4 Primary Bedrooms. Triple garage with glass doors and RV Parking on the side.