



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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Active
R3018561
Board: F
House with Acreage

12159 SEUX ROAD

Mission
Durieu
V2V 4J1

Residential Detached

\$675,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$650,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1969
Frontage(feet):	Bathrooms: 1	Age: 56
Frontage(metres):	Full Baths: 1	Zoning: R-2
Depth / Size:	Half Baths: 0	Gross Taxes: \$1,880.35
Lot Area (sq.ft.): 59,241.60	Rear Yard Exp: West	For Tax Year: 2024
Lot Area (acres): 1.36	P.I.D.: 004-650-816	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: MOUNTAINS		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **Rancher/Bungalow, Split Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2010**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking:
Parking: **Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Parking Access:
Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 1, PLAN NWP34817, SECTION 24, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**

Features:

Finished Floor (Main):	920	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	920sq. ft.	Main	Bedroom	8' x 10'			x	
Unfinished Floor:	0	Main	Den	14' x 10'			x	
Grand Total:	920sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

Charming 3-Bedroom Rancher on 1.36 Acres – Just Minutes from Mission! Escape to your own private retreat with this spacious, open-concept rancher featuring 3 bedrooms, 1 bathroom, and a cozy sunken living room. Enjoy peaceful mornings on the large covered deck overlooking a lush greenbelt, offering both privacy and tranquility. The property includes several usable outbuildings and plenty of open space—ideal for gardening, hobbies, or outdoor entertaining. Some recent updates have been made, with room to add your own finishing touches. We are



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Active
R3039288
Board: F
House/Single Family

8055 CARIBOU STREET

Mission
Mission BC
V2V 5R1

Residential Detached

\$750,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$795,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1985
Frontage(feet): 7,202.0	Bathrooms: 3	Age: 40
Frontage(metres): 2,195.1	Full Baths: 2	Zoning: R558
Depth / Size:	Half Baths: 1	Gross Taxes: \$3,352.80
Lot Area (sq.ft.): 7,200.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 001-845-624	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 4, PLAN NWS1582, PART SW1/4, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Treed**

Features:

Finished Floor (Main):	1,078	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	780	Main	Living Room	15'1 x 14'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x 9'11			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	11' x 9'11			x	Above 2
Finished Floor (Basement):	0	Main	Primary Bedroom	13'4 x 12'1			x	Main 4
Finished Floor (Total):	1,858sq. ft.	Main	Bedroom	12'2 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	9'5 x 9'4			x	
Grand Total:	1,858sq. ft.	Bsmt	Media Room	15'2 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11'0 x 7'4			x	
Suite:		Bsmt	Flex Room	11' x 7'1			x	
Basement: Fully Finished		Bsmt	Laundry	10'8 x 7'7			x	
		Bsmt	Storage	11' x 4'6			x	
		Bsmt	Foyer	11'3 x 4'9			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee: \$125.00				
		ByLaw Restrictions: No Restrictions						

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

COURT ORDERED SALE! CHARMING HOME LOCATED ON A QUIET CUL-DE-SAC. The inside is open and bright with warm colours, wood flooring, and many thoughtful touches throughout. Outside, the quiet cul-de-sac location with pride of ownership includes many bonuses: hot tub on private patio overlooking the beautifully landscaped garden oasis, plus it's fully fenced and includes a great storage shed. Better hurry on this one!!



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Active
R3036554
Board: F
House/Single Family

33480 10TH AVENUE

Mission
Mission BC
V2V 2K6

Residential Detached

\$799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1980
Frontage(feet): 60.00	Bathrooms: 3	Age: 45
Frontage(metres): 18.29	Full Baths: 3	Zoning: REZ
Depth / Size: 180	Half Baths: 0	Gross Taxes: \$3,716.74
Lot Area (sq.ft.): 10,800.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 008-534-080	Tax Inc. Utilities?: No
Flood Plain: Exempt	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Other**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Other**
Driveway Finish: **Asphalt**
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 290, PLAN NWP38709, DISTRICT LOT 4, GROUP 3, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,344	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 15'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'11 x 10'8			x	Main 4
Finished Floor (Below):	763	Main	Dining Room	11' x 8'11			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'2 x 10'11			x	Below 3
Finished Floor (Total):	2,107sq. ft.	Main	Bedroom	9'5 x 12'3			x	
Unfinished Floor:	0	Main	Bedroom	12' x 8'11			x	
Grand Total:	2,107sq. ft.	Below	Family Room	14'2 x 15'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	7' x 10'6			x	
		Below	Bedroom	10'8 x 8'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Fully Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Great family home with an en-law suite on a large lot of 10,800 square feet. Needs updating. Close to schools and transit. Open House Saturday, OCTOBER 11TH , 12 to 1:30pm.



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Active
R3041565
Board: F
House/Single Family

8074 WAXBERRY CRESCENT

Mission
Mission BC
V2V 5K1

Residential Detached

\$848,600 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$892,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1977
Frontage(feet): 98.00	Bathrooms: 3	Age: 48
Frontage(metres): 29.87	Full Baths: 2	Zoning: RS1
Depth / Size: 100	Half Baths: 1	Gross Taxes: \$3,989.68
Lot Area (sq.ft.): 7,978.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 006-212-417	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Tar & Gravel**

Reno. Year: **1977**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **None**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **PL NWP48283 LT 311 SEC 28 TWP 17 NEW WESTMINSTER DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Private Yard**

Features: **Other - See Remarks**

Finished Floor (Main):	1,150	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	9' x 8'			x	Main 2
Finished Floor (Below):	1,109	Main	Kitchen	14' x 9'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'			x	
Finished Floor (Total):	2,259sq. ft.	Main	Bedroom	11' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 9'			x	Main 4
Grand Total:	2,259sq. ft.	Below	Recreation Room	21' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	11' x 9'			x	
		Bsmt	Living Room	14' x 11'			x	
		Bsmt	Bedroom	9' x 9'			x	Below 3
		Bsmt	Laundry	11' x 7'			x	
				x			x	
				x			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

Listing Broker(s): **Royal LePage Little Oak Realty**

Located in Mission's desirable Hillside neighbourhood, this home sits on a 7,900+ sq.ft. lot with plenty of potential. Featuring 3 bedrooms up (primary with ensuite), a large rec room, and a separate 1-bedroom suite for extended family or mortgage helper. Ample parking for RV/boat and space for a garden. A great opportunity for first-time buyers, investors, or anyone looking to add value in a fantastic location.



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Active
R3032870

Board: F
House with Acreage

11060 GREENWOOD DRIVE

Mission
Mission-West
V4S 1A9

Residential Detached

\$1,120,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,290,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1992
Frontage(feet): 233.75	Bathrooms: 3	Age: 33
Frontage(metres): 71.25	Full Baths: 3	Zoning: RU16
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,152.00
Lot Area (sq.ft.): 196,020.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 4.50	P.I.D.: 002-769-913	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Natural Gas, Septic	
Sewer Type: Septic	Water Supply: Well - Drilled	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, 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.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 12, PLAN NWP61403, SECTION 12, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Finished Floor (Main):	1,297	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	449	Main	Living Room	20'9 x 15'0	Bsmt	Laundry	5'7 x 5'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x 11'8	Bsmt	Utility	5'9 x 4'2	Main 4
Finished Floor (Below):	0	Main	Dining Room	13'6 x 11'7	Bsmt	Bedroom	10'10 x 12'10	Above 5
Finished Floor (Basement):	1,120	Main	Office	9'4 x 13'5	Bsmt	Kitchen	10'10 x 11'6	Bsmt 3
Finished Floor (Total):	2,866sq. ft.	Main	Bedroom	11'5 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	11'5 x 8'6			x	
Grand Total:	2,866sq. ft.	Main	Laundry	5'9 x 5'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	12'11 x 17'8			x	
		Above	Walk-In Closet	7'3 x 5'0			x	
		Bsmt	Storage	22'2 x 10'11			x	
		Bsmt	Pantry	8'6 x 5'4			x	
		Bsmt	Bedroom	18'7 x 12'0			x	
		Bsmt	Living Room	20'5 x 14'2			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **17**

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

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

4.5 Acres of Possibility with Stunning Views! Discover the endless potential of this 4.5-acre property featuring breathtaking views & a versatile 5-bedroom, 3-bathroom home including a 2-bedroom suite. The main floor of this home boasts an open-concept kitchen & dining area, while the living room offers vaulted ceilings & expansive windows that bathe the space in natural light. Two bedrooms & a full bathroom complete the main level. Upstairs, enjoy a private primary suite with a walk-in closet & ensuite. The bright, fully finished basement offers a 2-bedroom suite—ideal for extended family or rental income. Outside, you'll enjoy the large workshop, abundant storage, & plenty of room for RV parking. With space to grow & endless opportunities, this property is ready for your vision!



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Active
R3053688
Board: F
House/Single Family

34671 LOUGHEED HIGHWAY

Mission
Hatzic
V2V 6T1

Residential Detached

\$1,175,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2005
Frontage(feet): 180.00	Bathrooms: 4	Age: 20
Frontage(metres): 54.86	Full Baths: 3	Zoning: R930
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,701.54
Lot Area (sq.ft.): 17,424.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 024-732-044	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Fraser River & Mountains		
Complex/Subdiv: HATZIC		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

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

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

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

Total Parking: **10** Covered Parking: **1** Parking Access:
Parking: **DetachedGrge/ Carport, 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: **Yes :Chattels**
Floor Finish:

Legal: **LOT A, PLAN LMP45181, DISTRICT LOT 6, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard**

Features:

Finished Floor (Main):	1,121	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,140	Main	Living Room	13'3" x 24'8"	Bsmt	Bedroom	12'5" x 18'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	31' x 19'6"	Bsmt	Bedroom	10' x 10'	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'6" x 13'			x	Above 4
Finished Floor (Basement):	1,146	Above	Primary Bedroom	13'5" x 18'2"			x	Above 4
Finished Floor (Total):	3,407sq. ft.	Above	Walk-In Closet	5'3" x 5'3"			x	Bsmt 3
Unfinished Floor:	0	Above	Bedroom	9'11" x 13'3"			x	
Grand Total:	3,407sq. ft.	Above	Bedroom	12'2" x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Nook	7'2" x 13'2"			x	
		Above	Laundry	5' x 7'7"			x	
		Bsmt	Media Room	12'5" x 22'			x	
		Bsmt	Foyer	3'8" x 7'8"			x	
		Bsmt	Storage	7'3" x 13'2"			x	
		Bsmt	Utility	5'8" x 13'			x	

Suite: **None**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **15**

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

Listing Broker(s): **Top Producers Realty Ltd.**

Two-storey home with a full basement, located in Hatzic! This residence features an expansive open-concept layout, highlighted by rich cherry hardwood flooring throughout the extra-large living room. The custom chef's kitchen complete with a massive granite island, and plenty of space for cooking and entertaining. Retreat to the primary suite featuring his-and-hers closets and a spacious ensuite. With a total of 5 bedrooms and 4 bathrooms, there's plenty of room for family and guests. Enjoy spectacular outdoor living with a wraparound deck offering breathtaking views of the Fraser River and valley, fire pit area, and a covered gazebo perfect for year-round entertaining. The large, level, fully fenced yard is ideal for families. Plus, there's a workshop and ample parking for all your toys!



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Active
R3048892
Board: F
House with Acreage

9540 WOODWARD STREET

Mission
Mission-West
V4S 1B9

Residential Detached

\$2,099,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,099,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1993
Frontage(feet): 427.00	Bathrooms: 4	Age: 32
Frontage(metres): 130.15	Full Baths: 4	Zoning: RU-16
Depth / Size:	Half Baths: 0	Gross Taxes: \$9,734.62
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 4.93	P.I.D.: 004-366-000	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

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

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

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

Total Parking: **12** Covered Parking: **4** Parking Access:
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 25, PLAN NWP40281, SECTION 35, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,545	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,907	Main	Foyer	13'1 x 7'0	Above	Living Room	25'9 x 14'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'7 x 13'5	Above	Family Room	15'2 x 11'4	Main 4
Finished Floor (Below):	0	Main	Kitchen	22'0 x 18'3	Above	Kitchen	17'8 x 14'0	Main 4
Finished Floor (Basement):	0	Main	Utility	15'0 x 5'2	Above	Dining Room	12'10 x 11'1	Above 4
Finished Floor (Total):	3,452sq. ft.	Main	Laundry	7'11 x 6'8	Above	Nook	10'0 x 6'2	Above 4
Unfinished Floor:	0	Main	Living Room	13'0 x 9'1			x	
Grand Total:	3,452sq. ft.	Main	Kitchen	10'10 x 8'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	15'3 x 9'8			x	
Suite: Unauthorized Suite		Main	Bedroom	13'7 x 10'1			x	
Basement: Full		Above	Primary Bedroom	14'5 x 13'7			x	
		Above	Bedroom	11'5 x 10'1			x	
		Above	Bedroom	10'11 x 9'3			x	
		Above	Bedroom	15'6 x 13'5			x	

Crawl/Bsmt. Height:

of Levels: **2**

of Kitchens: **3**

of Rooms: **18**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **eXp Realty of Canada, Inc.**

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COURT ORDERED SALE! Rare opportunity to own nearly 5 acres in Silverdale's high growth West Neighborhood Plan! This 6 Bedroom & 4 Bathroom home sits at the end of a quiet cul-de-sac, directly across from active development, making it a prime investment. The spacious two storey 3,452 sq. ft. home includes a 1,160 sq. ft. detached shop, perfect for storage or a workspace. Home also offers a 2 bedroom suite with seperate entry in place. With Silverdale rapidly expanding, this property offers incredible future development potential (buyers to verify with the City of Mission) or the chance to create a private estate with a brand new home. A must see opportunity in one of Fraser Valley's most sought after areas! Minutes away to both the city of Mission and also Maple Ridge. Don't miss out!