



Presented by:  
**Matt Thiessen**  
 Homelife Glenayre Realty Company Ltd.  
 Phone: 778-549-8606  
 www.matthiessen.com  
 matt@kinfolkrealty.com



**Active**  
**R2327827**  
 Board: F  
 House/Single Family

**8589 GAGLARDI STREET**  
 Mission  
 Mission-West  
 V2F 4Y9

Residential Detached  
**\$465,000** (LP)  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **203**  
 Lot Area (sq.ft.): **14,000.00**  
 Flood Plain:  
 Rear Yard Exp: **West**  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **69.00**  
 Bedrooms: **3**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**

Original Price: **\$474,900**  
 Approx. Year Built: **1960**  
 Age: **59**  
 Zoning: **S36**  
 Gross Taxes: **\$2,070.59**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **002-413-302**  
 Tour:

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic**  
 Sewer Type:

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Shallow**  
 Fuel/Heating: **Baseboard, Electric, Wood**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 Metered Water:

Total Parking: Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL NWP9965 DL 436 LD 36. PARCEL A, GROUP 1, (REF PL 22090) OF LOT 8.**

Amenities:

Site Influences: **Paved Road, Rural Setting**

Features:

| Floor | Type           | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 16' x 15'  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 17' x 16'  |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 13' x 12'  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 13' x 12'  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 10' x 10'  |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |

|                            |                      |                                 |                                |      |             |             |           |                |
|----------------------------|----------------------|---------------------------------|--------------------------------|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main):     | <b>1,193</b>         | # of Rooms:                     | <b>5</b>                       | Bath | Floor       | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens:                  | <b>1</b>                       | 1    | <b>Main</b> | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels:                    | <b>2</b>                       | 2    |             |             |           | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | Suite:                          | <b>None</b>                    | 3    |             |             |           | Pool:          |
| Finished Floor (Total):    | <b>1,193 sq. ft.</b> | Crawl/Bsmt. Height:             |                                | 4    |             |             |           | Garage Sz:     |
| Unfinished Floor:          | <b>490</b>           | Beds in Basement: <b>0</b>      | Beds not in Basement: <b>3</b> | 5    |             |             |           | Grg Dr Ht:     |
| Grand Total:               | <b>1,683 sq. ft.</b> | Basement: <b>Fully Finished</b> |                                | 6    |             |             |           |                |
|                            |                      |                                 |                                | 7    |             |             |           |                |
|                            |                      |                                 |                                | 8    |             |             |           |                |

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

**Rancher with unfinished basement in West Mission. Located on the outskirts of Mission heading towards Maple Ridge this 1,600+ SqFt home sits on a 14,000. Home features 3 bedrooms and 1 bathroom on the main floor with a large living room and kitchen. Home has new shake roof.**



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

Phone: 778-549-8606

www.matthiessen.com

matt@kinfolkrealty.com

**Active**  
**R2377488**Board: F  
House/Single Family**33475 11TH AVENUE**Mission  
Mission BC  
V2V 6Z5

Residential Detached

**\$709,900** (LP)

(SP)



Sold Date: Frontage (feet): **55.77** Original Price: **\$709,900**  
 Meas. Type: **Metres** Bedrooms: **7** Approx. Year Built: **2003**  
 Depth / Size: Bathrooms: **4** Age: **16**  
 Lot Area (sq.ft.): **7,083.00** Full Baths: **4** Zoning: **R558**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,611.44**  
 Rear Yard Exp: **North** For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **018-581-579**  
 Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **Yes: Being sold as, where is condition**  
 Floor Finish: **Mixed**

Legal: **LOT 20, PLAN LMP13166, DISTRICT LOT 4, GROUP 3, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Ski Hill Nearby**

Features:

| Floor | Type           | Dimensions | Floor | Type        | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|-------------|------------|-------|------|------------|
| Main  | Living Room    | 14' x 12'  | Bsmt  | Bedroom     | 10' x 10'  |       |      | x          |
| Main  | Dining Room    | 11' x 10'  | Bsmt  | Bedroom     | 10' x 10'  |       |      | x          |
| Main  | Kitchen        | 11' x 10'  | Bsmt  | Bedroom     | 10' x 9'   |       |      | x          |
| Main  | Nook           | 8' x 7'    | Bsmt  | Living Room | 12' x 11'  |       |      | x          |
| Main  | Family Room    | 14' x 12'  | Bsmt  | Kitchen     | 10' x 9'   |       |      | x          |
| Main  | Master Bedroom | 15' x 13'  | Bsmt  | Foyer       | 6' x 5'    |       |      | x          |
| Main  | Bedroom        | 11' x 10'  | Bsmt  | Laundry     | 10' x 6'   |       |      | x          |
| Main  | Bedroom        | 11' x 10'  |       |             |            |       |      | x          |
| Main  | Bedroom        | 10' x 9'   |       |             |            |       |      | x          |
| Bsmt  | Recreation     | 13' x 11'  |       |             |            |       |      | x          |

|                            |                      |                                 |                                |      |             |             |            |                |
|----------------------------|----------------------|---------------------------------|--------------------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>1,747</b>         | # of Rooms:                     | <b>17</b>                      | Bath | Floor       | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens:                  | <b>2</b>                       | 1    | <b>Main</b> | <b>4</b>    | <b>No</b>  | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels:                    | <b>2</b>                       | 2    | <b>Main</b> | <b>4</b>    | <b>Yes</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>1,400</b>         | Suite:                          | <b>Unauthorized Suite</b>      | 3    | <b>Bsmt</b> | <b>4</b>    | <b>No</b>  | Pool:          |
| Finished Floor (Total):    | <b>3,147 sq. ft.</b> | Crawl/Bsmt. Height:             |                                | 4    | <b>Bsmt</b> | <b>4</b>    | <b>No</b>  | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>3</b>      | Beds not in Basement: <b>4</b> | 5    |             |             |            | Grg Dr Ht:     |
| Grand Total:               | <b>3,147 sq. ft.</b> | Basement: <b>Fully Finished</b> |                                | 6    |             |             |            |                |
|                            |                      |                                 |                                | 7    |             |             |            |                |
|                            |                      |                                 |                                | 8    |             |             |            |                |

Listing Broker(s): **Top Producers Realty Ltd.****Over 3,100 sqft with total 7 bedrooms and 4 full baths!!! Walking distance to all levels of education, including University of the Fraser Valley plus great neighbourhood plaza with restaurants, shops and services. Bring the whole family, lots of room here!!! Great price!!!**



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

Phone: 778-549-8606

www.matthiessen.com

matt@kinfolkrealty.com

**Active**  
**R2346374**

Board: F

House with Acreage

**10990 SYLVESTER ROAD**

Mission

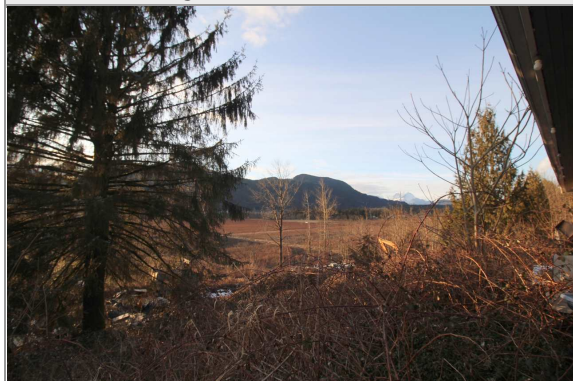
Dewdney Deroche

V2V 4L1

Residential Detached

**\$1,149,900** (LP)

(SP)



|                                      |                  |             |                                    |
|--------------------------------------|------------------|-------------|------------------------------------|
| Sold Date:                           | Frontage (feet): | <b>0.00</b> | Original Price: <b>\$1,199,900</b> |
| Meas. Type: <b>Feet</b>              | Bedrooms:        | <b>3</b>    | Approx. Year Built: <b>1992</b>    |
| Depth / Size: <b>(16.61AC)</b>       | Bathrooms:       | <b>2</b>    | Age: <b>27</b>                     |
| Lot Area (sq.ft.): <b>723,531.60</b> | Full Baths:      | <b>2</b>    | Zoning: <b>R-1</b>                 |
| Flood Plain:                         | Half Baths:      | <b>0</b>    | Gross Taxes: <b>\$3,901.73</b>     |
| Rear Yard Exp:                       |                  |             | For Tax Year: <b>2018</b>          |
| Council Apprv?:                      |                  |             | Tax Inc. Utilities?: <b>No</b>     |
| If new, GST/HST inc?:                |                  |             | P.I.D.: <b>010-813-080</b>         |
|                                      |                  |             | Tour: <b>Virtual Tour URL</b>      |

View: **Yes: Mountains**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Septic**

Sewer Type:

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

Rain Screen:

Renovations:

# of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **Community**Fuel/Heating: **Other**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Wood**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **2**Parking: **RV Parking Avail.**

Parking Access:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Wall/Wall/Mixed**Legal: **LOT 4 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 59531; SEC 12 TWN 18 NWD PL 2872**

Amenities:

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

Features:

| Floor                      | Type                 | Dimensions                 | Floor | Type | Dimensions | Floor       | Type     | Dimensions                    |
|----------------------------|----------------------|----------------------------|-------|------|------------|-------------|----------|-------------------------------|
| Main                       | Living Room          | 18' x 14'                  |       |      | x          |             |          | x                             |
| Main                       | Dining Room          | 11' x 10'                  |       |      | x          |             |          | x                             |
| Main                       | Kitchen              | 13' x 10'                  |       |      | x          |             |          | x                             |
| Main                       | Family Room          | 18' x 14'                  |       |      | x          |             |          | x                             |
| Main                       | Master Bedroom       | 16' x 12'                  |       |      | x          |             |          | x                             |
| Main                       | Bedroom              | 15' x 12'                  |       |      | x          |             |          | x                             |
| Main                       | Bedroom              | 14' x 12'                  |       |      | x          |             |          | x                             |
| Main                       | Foyer                | 9' x 7'                    |       |      | x          |             |          | x                             |
|                            |                      | x                          |       |      | x          |             |          | x                             |
|                            |                      | x                          |       |      | x          |             |          | x                             |
| Finished Floor (Main):     | <b>2,017</b>         | # of Rooms: <b>8</b>       | Bath  |      |            | # of Pieces | Ensuite? | Outbuildings                  |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens: <b>1</b>    | 1     | Main | <b>4</b>   | <b>No</b>   |          | Barn:                         |
| Finished Floor (Below):    | <b>0</b>             | # of Levels: <b>2</b>      | 2     | Main | <b>4</b>   | <b>Yes</b>  |          | Workshop/Shed: <b>39 x 21</b> |
| Finished Floor (Basement): | <b>0</b>             | Suite: <b>None</b>         | 3     |      |            |             |          | Pool:                         |
| Finished Floor (Total):    | <b>2,017 sq. ft.</b> | Crawl/Bsmt. Height:        | 4     |      |            |             |          | Garage Sz:                    |
| Unfinished Floor:          | <b>800</b>           | Beds in Basement: <b>0</b> | 5     |      |            |             |          | Grg Dr Ht:                    |
| Grand Total:               | <b>2,817 sq. ft.</b> | Basement: <b>Crawl</b>     | 6     |      |            |             |          |                               |
|                            |                      |                            | 7     |      |            |             |          |                               |
|                            |                      |                            | 8     |      |            |             |          |                               |

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

**Sprawling 16.61 Acres located in the heart of Sylvester Rd. Mountains, tranquility, sunshine are in full abundance here. Potential to subdivide property into multiple lot's - Check OCP and FVRD. Property is treed and quite private. Rancher with Basement home boasts 3 Bedrooms, 2 Bathrooms, a sunken living room, an entertaining family room and a full crawl space below. Massive shop with peaked ceilings and 14 ft doors. Located close to Loughheed Hwy with easy access to Mission, Maple Ridge and Tri Cities. Head East to Deroche, Agassiz and Chilliwack which are also all a fairly short drive away. For those who love peace and quiet this is an ideal setting for you with parks, lakes, and recreation all around. Call now!**