



Presented by:  
**Mylyne Santos PREC\***

Stonehaus Realty Corp.  
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**Active**  
**R2327827**

Board: F  
House/Single Family

**8589 GAGLARDI STREET**

Mission  
Mission-West  
V2F 4Y9

Residential Detached

**\$514,900** (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** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

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
<b>Main</b>	<b>Living Room</b>	<b>16' x 15'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>17' x 16'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>13' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>13' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

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:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>490</b>	Basement:	<b>Fully Finished</b>	6				
Grand Total:	<b>1,683 sq. ft.</b>			7				
				8				

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

**Back on the market. 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.**



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**Active**  
**R2346374**

Board: F  
House with Acreage

**10990 SYLVESTER ROAD**

Mission  
Dewdney Deroche  
V2V 4L1

Residential Detached

**\$1,199,900** (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 Access:  
Parking: **RV Parking Avail.**  
  
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): 2,017			# of Rooms:8			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0			# of Kitchens: 1			1	Main	4	No	Barn:
Finished Floor (Below): 0			# of Levels: 2			2	Main	4	Yes	Workshop/Shed:39 x 21
Finished Floor (Basement): 0			Suite: None			3				Pool:
Finished Floor (Total): 2,017 sq. ft.			Crawl/Bsmt. Height:			4				Garage Sz:
			Beds in Basement: 0			5				Grg Dr Ht:
			Basement: Crawl			6				
Unfinished Floor: 800			Beds not in Basement:3			7				
Grand Total: 2,817 sq. ft.						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!**