



Presented by:  
**Matt Thiessen**  
 Homelife Glenayre Realty Company Ltd.  
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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2451674**  
 Board: F  
 House/Single Family

### 32707 CRANE AVENUE

Mission  
 Mission BC  
 V2V 4V3

Residential Detached

**\$549,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>55.00</b>	Original Price: <b>\$549,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1973</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>47</b>
Lot Area (sq.ft.): <b>6,107.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R558</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,082.18</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-212-948</b>
			Tour:

View: :  
 Complex / Subdiv:

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

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **2**  
 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: **Tar & Gravel**

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

Metered Water:

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit: **2 blocks** Dist. to School Bus: **3 blocks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **LOT 84, PLAN NWP41530, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage, Workshop Attached**

Site Influences: **Central Location**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 11'7	Bsmt	Bedroom	10' x 8'			x
Main	Living Room	15'11 x 13'8	Bsmt	Den	8' x 10'			x
Main	Dining Room	11' x 9'			x			x
Main	Master Bedroom	12'5 x 11'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10'4 x 9'6			x			x
Bsmt	Foyer	7'9 x 8'			x			x
Bsmt	Kitchen	11'3 x 9'10			x			x
Bsmt	Living Room	13' x 14'			x			x
Bsmt	Dining Room	9' x 8'			x			x

Finished Floor (Main):	<b>1,144</b>	# of Rooms: <b>12</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>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>782</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,926 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
		Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6			<b>No</b>	
Grand Total:	<b>1,926 sq. ft.</b>		7			<b>No</b>	
			8			<b>No</b>	

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

**Nice Central Location! This 4 bedroom 1913 sq ft home sits on a 6107 sq ft fully fenced flat lot. The main level has an open concept living room, dining room and kitchen with french doors out to the back deck that overlooks the spacious yard. This home has a 1 bedroom basement suite with a fenced front yard for the kids or dog to run and play! This home requires some finishing work, but the main items have been upgraded over the years. The home has an enclosed garage with shared laundry and a den for a home office.**



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**KINFOLK**REAL ESTATE  
GROUP

**Active**  
**R2449159**  
 Board: F  
 House/Single Family

**32563 CARTER AVENUE**

Mission  
 Mission BC  
 V4S 0A9

Residential Detached

**\$839,000** (LP)

(SP)



Sold Date: Frontage (feet): **53.00** Original Price: **\$839,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2008**  
 Depth / Size: Bathrooms: **4** Age: **12**  
 Lot Area (sq.ft.): **5,200.00** Full Baths: **3** Zoning: **RS2**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,484.72**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-824-167**  
 Tour: **Virtual Tour URL**

View: **No**  
 Complex / Subdiv: **Cedar Valley**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(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.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **LOT 38, PLAN BCP26063, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 13'	Bsmt	Bedroom	10'2 x 11'2			x
Main	Kitchen	12'2 x 12'4	Bsmt	Kitchen	12'4 x 10'			x
Main	Dining Room	11'8 x 13'2	Bsmt	Living Room	13'6 x 14'			x
Main	Nook	9'6 x 12'4	Bsmt	Eating Area	10'4 x 12'4			x
Main	Family Room	12'4 x 15'10	Bsmt	Bedroom	10'4 x 12'2			x
Main	Master Bedroom	13'4 x 15'4	Bsmt	Living Room	10'4 x 10'2			x
Main	Walk-In Closet	5'4 x 8'4	Bsmt	Laundry	6'4 x 8'			x
Main	Bedroom	10'4 x 11'			x			x
Main	Walk-In Closet	5'8 x 6'			x			x
Main	Bedroom	11'10 x 10'4			x			x

Finished Floor (Main):	<b>1,717</b>	# of Rooms: <b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,221</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,938 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Grand Total:	<b>2,938 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
			7				
			8				

Listing Broker(s): **Royal LePage Wheeler Cheam Realty****Century 21 Coastal Realty Ltd.**

**This home is move in ready. Located in an established neighbourhood, surrounded by newer homes. Spacious design with custom features throughout. Maple cabinets, premium flooring, etc. Spacious finished basement with a turn key 2 bedroom suite + additional living space/office for home owners use. Quick possession is possible. Call today to take a look.**



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**KINFOLK**REAL ESTATE  
GROUP**Active**  
**R2449139**

Board: F

House with Acreage

**11977 STAVE LAKE ROAD**

Mission

Durieu

V2V 4J1

Residential Detached

**\$1,700,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>600.00</b>	Original Price: <b>\$1,700,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1990</b>
Depth / Size: <b>1669(23AC)</b>	Bathrooms:	<b>4</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>4</b>	Zoning: <b>A-2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,384.00</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>009-344-357</b>
			Tour:

View: **Yes: Small Private Lake**

Complex / Subdiv:

Services Connected: **Electricity, Septic**Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt., Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Baseboard, Electric, Wood**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **50** Covered Parking: **1** Parking Access:  
 Parking: **Add. Parking Avail., Carport; Single, RV Parking Avail.**

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

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

Legal: **PL NWP24629 LT 2 LD 36 SEC 14 TWP 18. PART NE 1/4.**Amenities: **Green House, Storage**Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'0 x 10'0	Bsmt	Kitchen	20'0 x 12'0			x
Main	Dining Room	23'0 x 10'0	Bsmt	Bedroom	30'0 x 30'0			x
Main	Master Bedroom	27'0 x 18'0	Bsmt	Living Room	18'0 x 8'0			x
Main	Bedroom	14'0 x 12'0	Bsmt	Recreation	36'0 x 30'0			x
		x	Bsmt	Storage	21'0 x 10'0			x
Above	Loft	19'0 x 12'0			x			x
Above	Other	30'0 x 20'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>2,100</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>845</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>2,200</b>	Suite: <b>Other</b>	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>5,145 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>1</b> Beds not in Basement: <b>2</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	6			<b>No</b>	
Grand Total:	<b>5,145 sq. ft.</b>		7			<b>No</b>	
			8			<b>No</b>	

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

**One of a kind property with unbelievable potential. Large and Versatile Home with options galore. Stunning view of your own, small private lake from your front room and Master Bedroom. In addition there is a 620 sqft Guest Suite separate from the house. Meandering creeks, green house, 1000 sqft Quonset building plus another 400 sqft 'Lake House' that could be fixed up as another guest suite. Private & Rural. If you are looking for your own private retreat or interested in running a commercial retreat, this one is difficult to duplicate. Don't miss it!**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2444917**

Board: F  
 House with Acreage

**34801 FERNDALE AVENUE**

Mission  
 Hatzic  
 V2V 7C8

Residential Detached

**\$4,450,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>20.00</b>	Original Price: <b>\$4,450,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>2000</b>
Depth / Size: <b>(42.4AC)</b>	Bathrooms:	<b>3</b>	Age: <b>20</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RU-80</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,486.99</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>013-381-393</b>
			Tour:

View: **Yes: Fraser Valley to Vancouver**

Complex / Subdiv:

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

Sewer Type:

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Concrete Frame**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Pellet**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Geothermal**  
 Outdoor Area: **None**  
 Type of Roof: **Wood**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:  
 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: **LEGAL SUBDIVISION 15, LD 36 SECTION 35, TOWNSHIP 17**

Amenities: **Air Cond./Central, Barn, Green House, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'3			x			x
Main	Kitchen	9'6 x 20'8			x			x
Main	Dining Room	11' x 15'7			x			x
Main	Steam Room	0' x 0'			x			x
Main	Laundry	7' x 8'			x			x
Above	Master Bedroom	14'10 x 15'			x			x
Above	Media Room	13'6 x 27'			x			x
Above	Bedroom	13'3 x 13'9			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,973</b>	# of Rooms:	<b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,000</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,973 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement:	<b>Fully Finished, Part</b>	6				
Grand Total:	<b>2,973 sq. ft.</b>			7				
				8				

Listing Broker(s): **City 2 City Real Estate Services Inc.**

**Foreclosure Property! 42 Acres, your own paradise awaits you in one of the spectacular locations in Mission, known s Eagles Reach. You have views of Cheam Mountains to the USA, San Juan Islands, the Gulf Islands and Vancouver. Outside you will find a beautiful pool with split granite decks, stone fireplace and gorgeous landscaping.**