



Presented by:  
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 Sutton Grp-West Coast Realty

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**Active**  
**R2140867**

Board: F  
 House with Acreage

**34694 DEWDNEY TRUNK ROAD**

Mission  
 Hatzic  
 V2V 6Y6

Residential Detached

**\$610,000** (LP)

(SP)



Sold Date: Frontage (feet): **90.00** Original Price: **\$610,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**  
 Depth / Size: **484** Bathrooms: **3** Age: **45**  
 Lot Area (sq.ft.): **43,560.00** Full Baths: **2** Zoning: **RU16**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,668.21**  
 Rear Yard Exp: For Tax Year: **2015**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **001-798-430**  
 Tour:  
 View: **Yes: East Mountains & Agassiz**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **6** 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: **No**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LT 3 LD 36 SEC 26 TWP 17 NWD PLAN 2979**

Amenities:

Site Influences: **Private Yard**

Features:

| Floor | Type           | Dimensions    | Floor | Type       | Dimensions  | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------------|-------------|-------|------|------------|
| Main  | Master Bedroom | 14'8 x 13'8   | Bsmt  | Bar Room   | 11'4 x 9'6  |       |      | x          |
| Main  | Bedroom        | 12'0 x 10'5   | Bsmt  | Recreation | 17'6 x 12'6 |       |      | x          |
| Main  | Bedroom        | 10'1 x 11'9   | Bsmt  | Bedroom    | 11'4 x 8'3  |       |      | x          |
| Main  | Dining Room    | 10'6 x 9'8    |       |            | x           |       |      | x          |
| Main  | Kitchen        | 11'4 x 8'11   |       |            | x           |       |      | x          |
| Main  | Living Room    | 18'9 x 13'2   |       |            | x           |       |      | x          |
| Main  | Eating Area    | 11'5 x 9'6    |       |            | x           |       |      | x          |
| Bsmt  | Foyer          | 12'12 x 12'10 |       |            | x           |       |      | x          |
| Bsmt  | Laundry        | 16'7 x 7'5    |       |            | x           |       |      |            |
| Bsmt  | Storage        | 8'6 x 5'2     |       |            | x           |       |      |            |

Finished Floor (Main): **1,480**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,150**  
 Finished Floor (Total): **2,630 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,630 sq. ft.**

# of Rooms: **13**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **1** Beds not in Basement: **3**  
 Basement: **Partly Finished, Separate Entry**

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1    | Main  | 2           | Yes      |
| 2    | Main  | 4           | No       |
| 3    | Bsmt  | 4           | No       |
| 4    |       |             |          |
| 5    |       |             |          |
| 6    |       |             |          |
| 7    |       |             |          |
| 8    |       |             |          |

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz: **20 x 21**  
 Door Height:

Listing Broker(s): **Vybe Realty**

**Check this out! Four bedroom and two and half bath house on one acre lot. Bright home featuring large deck off kitchen, two wood fireplaces, double garage, 2 piece ensuite, walk-in closet and spacious rec room with wet bar. Nice lot in the country yet close to town.**