

R2567277
House/Single Family

34325 NORRISH AVENUE
Mission
Hatzic
V2V 6N9

Residential Detached
\$799,500 (LP)

Depth/Size (ft.): **146** Frontage (ft.): **69.00** Approx. Yr Built: **1978**
 Lot Area (sq.ft.): **10,001.00** Bedrooms: **4** Age: **43**
 Flood Plain: **No** Bathrooms: **3** Zoning: **R930**
 Rear Yard Exp: **North** Full Baths: **2** Gross Taxes: **\$3,016.69**
 Half Baths: **1** For Tax Year: **2020**
 P.I.D.: **007-242-565**

View: **Yes: Mt Baker, Fraser River**
 Complex / Subdiv: **Hatzic Bench**
 Services Connected: **Natural Gas,Septic**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carpport; Multiple**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 46, PLAN NWP35853, DISTRICT LOT 5, GROUP 3, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 17'1	Bsmt	Laundry	13' x 10'			x
Main	Dining Room	11'4 x 11'2	Bsmt	Bedroom	13'0 x 11'1			x
Main	Kitchen	8'10 x 9'7			x			x
Main	Eating Area	9'8 x 8'0			x			x
Main	Master Bedroom	13'6 x 11'10			x			x
Main	Bedroom	10'9 x 9'7			x			x
Main	Bedroom	11'0 x 9'2			x			x
Bsmt	Foyer	8'6 x 6'10			x			x
Bsmt	Recreation Room	12'7 x 26'8			x			
Bsmt	Mud Room	12'10 x 5'8			x			

Finished Floor (Main):	1,266	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	1,083	# of Levels:	2	2	Main	2	Yes
Finished Floor (Basement):	0	Suite:	None	3	Bsmt	3	No
Finished Floor (Total):	2,349 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	1 Beds not in Bsmt.: 3	5			No
Grand Total:	2,349 sq. ft.	Basement:	Fully Finished,Part	6			No
				7			No
				8			No

Listing Broker(s): **Royal LePage Wheeler Cheam Realty**

PENDING SALE-AWAITING PROBATE LOCATION! Rare opportunity to own a home in a beautiful setting like this. Situated toward the end of one of the most beautiful dead end streets in Mission. This Hatzic Bench property is on a large, flat 1/4 acre lot. From the living room/balcony you will enjoy beautiful views of Mt Baker and the Fraser River. This is the first time this home has ever been offered for sale. The home has been maintained over the years, but is in its original condition. Upstairs, on the main floor, you will find 3 bedrooms. 2 piece ensuite off the master. Lower level has plenty of space and lots of windows. Roughed in 3-piece bathroom. Walking trails at the end of the street lead to Heritage Park. Walk to Hatzic Elementary & Middle School. A wonderful neighbourhood and property!