## 8362 MCTAGGART STREET MISSION

Hatzic, V4S 0C5

Depth/Size (f	t):		Bedrooms:	5		Approx. Year Bu	uilt: 202	20
Frontage (ft):	-	86.71	Bathrooms:	5		Age:	4	
Lot Area: (sq	.ft.)	7,282.00	Full Baths:	4		Zoning:	R9	30
Flood Plain:	-	No	Half Baths:	1		Gross Taxes:	\$5.	,061.86
Rear Yard Ex	p:					For Tax Year:	202	
View:	•	Yes				P.I.D.:		 0-382-424
Style of Hom	e:	2 Storey		Parl	king:	Total: 4 - Covere	d: 2	
Construction	:	Frame - Wood		Cov	vered Parking:	2		
Exterior:		Fibre Cement Board,Stor	ie	Parl	king Access:			
oundation:					king:	Garage; Double		
Rain Screen:					ker:			
Renovations					ts in Dev:			
of Fireplace		1 - Fuel: Natural Gas			tance to:			
Vater Supply	/:	City/Municipal			e to Land:	Freehold NonStr	ata	
uel/Heating	:	Forced Air,Natural Gas		Pro	perty Disc:	Yes		
Outdoor Area		Fenced Yard, Patio(s) & D	eck(s)	PAD	D Rental:			
Type of Roof	:	Asphalt		Fixt	ures Leased:	No		
Floor Finish:		Laminate,Tile		Fixt	ures Rmvd:	No		
-	any:	Yes : Green Belt, Valley						
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri	ubdiv: nnected: es: c:	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW	ESTMINSTER DISTF	RICT PLAN EPP776	40		
Igmt. Comp Complex / Su Gervices Cor Legal: Immenities: Site Influence Features: Bylaw Restri Listing Broke	ubdiv: nnected: es: c: er(s):	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW lty (Central Valley) Lt	ESTMINSTER DISTF 19 d.				
Igmt. Comp complex / Su ervices Cor egal: internties: ite Influence eatures: eylaw Restri isting Broke	ubdiv: nnected: es: c: er(s): Type	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW lty (Central Valley) Lt Floor	ESTMINSTER DISTF by d. <b>Type</b>	Dimensions	Floor	Туре	Dimensions
Igmt. Comp complex / Su ervices Cor egal: internfluenco eatures: Rylaw Restri isting Broke loor lain	ubdiv: nnected: es: c: er(s): Type Foyer	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea <b>Dimensions</b> 8'6 x 10'	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW Ity (Central Valley) Lt Floor Main	ESTMINSTER DISTF by d. <b>Type</b> Bedroom	Dimensions 11' x 11'	Floor Above	Bedroom	10'8 x 12'6
Igmt. Comp complex / Su fervices Cor egal: umenities: tite Influenco eatures: tylaw Restri isting Broke loor lain	ubdiv: nnected: es: c: er(s): Type Foyer Den	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea <b>Dimensions</b> 8'6 x 10' 11' x 10'4	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW Ity (Central Valley) Lte Floor Main Main	ESTMINSTER DISTR by d. <b>Type</b> Bedroom Recreation Room	<b>Dimensions</b> 11' x 11' 17'8 x 17'	Floor Above Main	Bedroom Bedroom	10'8 x 12'6 10'10 x 11'6
Igmt. Comp Complex / Su Gervices Cor Jegal: Amenities: Gite Influenco Geatures: Bylaw Restri Listing Broke Loor Ioor Iain Iain	ubdiv: nnected: es: c: er(s): Type Foyer Den Dining Room	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea <b>Dimensions</b> 8'6 x 10' 11' x 10'4 m 11' x 12'4	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW Ity (Central Valley) Lt Floor Main Main Main	ESTMINSTER DISTR by d. <b>Type</b> Bedroom Recreation Room Mud Room	<b>Dimensions</b> 11' x 11' 17'8 x 17' 4'8 x 11'	Floor Above	Bedroom	10'8 x 12'6
Agmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influenco Features: Bylaw Restri Listing Broke Floor Main Main Main Main	ubdiv: nnected: es: c: er(s): Type Foyer Den Dining Roon Kitchen	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea <b>Dimensions</b> 8'6 x 10' 11' x 10'4 m 11' x 12'4 11' x 18'2	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW Ity (Central Valley) Lt Floor Main Main Above	ESTMINSTER DISTR by d. <b>Type</b> Bedroom Recreation Room Mud Room Primary Bedroom	<b>Dimensions</b> 11' x 11' 17'8 x 17' 4'8 x 11' 19'6 x 14'6	Floor Above Main	Bedroom Bedroom	10'8 x 12'6 10'10 x 11'6
Agmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Aain Main Main Main	ubdiv: nnected: es: c: er(s): Type Foyer Den Dining Roon Kitchen Nook	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea <b>Dimensions</b> 8'6 x 10' 11' x 10'4 m 11' x 12'4 11' x 18'2 10' x 12'4	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW Ity (Central Valley) Lt Floor Main Main Main Above Above	ESTMINSTER DISTR Py d. <b>Type</b> Bedroom Recreation Room Mud Room Primary Bedroom Walk-In Closet	<b>Dimensions</b> 11' x 11' 17'8 x 17' 4'8 x 11' 19'6 x 14'6 7'2 x 10'10	Floor Above Main	Bedroom Bedroom	10'8 x 12'6 10'10 x 11'6
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Agmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influenco Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	ubdiv: nnected: es: c: er(s): Type Foyer Den Dining Roon Kitchen Nook Pantry Great Roon or (Main): or (Above):	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea Dimensions 8'6 x 10' 11' x 10'4 m 11' x 12'4 11' x 18'2 10' x 12'4 5' x 5'6 n 15'8 x 17' 1,980 sqft	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW Ity (Central Valley) Lt Floor Main Main Main Above Above Above Above # Of Rooms:	ESTMINSTER DISTR by d. Type Bedroom Recreation Room Mud Room Primary Bedroom Walk-In Closet Bedroom Playroom	<b>Dimensions</b> 11' x 11' 17'8 x 17' 4'8 x 11' 19'6 x 14'6 7'2 x 10'10 13' x 12'6	Floor Above Main Above Bathroom Floor	Bedroom Bedroom Laundry	10'8 x 12'6 10'10 x 11'6 8' x 7'6 Ensuite?
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View: Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	ubdiv: nnected: es: c: er(s): Type Foyer Den Dining Root Kitchen Nook Pantry Great Roon or (Main): or (Above): or (Below): or (Bsmt): or (Total):	Electricity,Natural Gas,Sa LOT 2 DISTRICT LOT 47 None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Homelife Advantage Rea Dimensions 8'6 x 10' 11' x 10'4 m 11' x 12'4 11' x 18'2 10' x 12'4 5' x 5'6 m 15'8 x 17' 1,980 sqft 0 sqft 0 sqft 0 sqft	6 GROUP 1 NEW Wi arby,Shopping Nearb /Dryr/Frdg/Stve/DW lty (Central Valley) Lt Floor Main Main Above Above Above Above Above Above Above Above Suite:	ESTMINSTER DISTR by d. Type Bedroom Recreation Room Mud Room Primary Bedroom Walk-In Closet Bedroom Playroom 17 s: 1 2 Height: Non	<b>Dimensions</b> 11' x 11' 17'8 x 17' 4'8 x 11' 19'6 x 14'6 7'2 x 10'10 13' x 12'6 10'4 x 12'6	Floor Above Main Above Bathroom Floor Main Main Above	Bedroom Bedroom Laundry <b># of Pieces</b> 2 4 4 4 4	10'8 x 12'6 10'10 x 11'6 8' x 7'6 <b>Ensuite?</b> No No Yes

Dazzling 4-year-old, 5+ bedroom, 5 bath, 3,626 ft<sup>2</sup> home nestled in Hatzic, Mission, on a 7,282 ft<sup>2</sup> lot, features a 2-car garage and a private yard backing onto a green belt with Fraser River and Abbey views. The main floor showcases a formal dining room, office, family room with 16' ceilings, and a chef's kitchen equipped with quartz counters and Kitchen Aid appliances. A 1 bedroom suite (roughed in,currently not in use) with living area, full bath, laundry & separate entry, offers flexibility Rental, Family or Personal space. Upstairs, a regal master suite, 4 additional bedrooms, and a versatile playroom, ready to be a 6th bedroom if needed. This residence blends luxury, space, and proximity to nature and city conveniences, ideal for those seeking a serene modern family home.



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