## 34922 DOUGLAS AVENUE MISSION

Hatzic, V2V 6S3

<b>Residential Detached</b>
\$995,000 (LP)

Depth/Size (ft):	169	Bedrooms:	4	Approx. Year Bui	lt: 197	5
Frontage (ft):	60.00	Bathrooms:	3	Age:	49	
Lot Area: (sq.ft.)	10,203.00	Full Baths:	3	Zoning:	R93	0
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,7	750.08
Rear Yard Exp:	South			For Tax Year:	2023	3
View:	No			P.I.D.:	001-	-826-808
Style of Home:	Rancher/Bungalow w/	Bsmt.	Parking:	Total: 2 - Covered:	: 0	
Construction:	Frame - Wood		Covered Parking:	0		
Exterior:	Mixed		Parking Access:	Front		
Foundation:			Parking:	Open		
Rain Screen:			Locker:	-		
Renovations:	Partly		Units in Dev:			
# of Fireplaces:			Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes		
Outdoor Area:	Sundeck(s)	-	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No		
			TAGIOS TIMU.			
View	No					
	No					
Mgmt. Company:	No					
Mgmt. Company: Complex / Subdiv:		Contio Water				
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	•				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas	s,Septic,Water 46354, DISTRICT LOT 6, GROUP	3, NEW WESTMINSTER LAN	D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT 112, PLAN NWP4	46354, DISTRICT LOT 6, GROUP	3, NEW WESTMINSTER LAN	D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se	46354, DISTRICT LOT 6, GROUP		D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se	46354, DISTRICT LOT 6, GROUP		D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/Stv	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,		D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,		D DISTRICT		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/Stv Team 3000 Realty Ltd	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo		<b>Dimer</b> 11'0 x	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/Stv Team 3000 Realty Ltd <b>Type</b>	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings, Dimensions	Windows - Thermo	Туре		13'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se CithWsh/Dryr/Frdg/Stv Team 3000 Realty Ltd <b>Type</b> Living Room	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings, <b>Dimensions</b> 19'5 x 12'10	Windows - Thermo Floor Main	<b>Type</b> Hobby Room	11'0 x	13'0 12'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings, <b>Dimensions</b> 19'5 x 12'10 15'0 x 13'0	Windows - Thermo Floor Main Below	<b>Type</b> Hobby Room Living Room	11'0 x 18'0 x	13'0 12'0 12'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings, Dimensions 19'5 x 12'10 15'0 x 13'0 11'0 x 12'0	Windows - Thermo Floor Main Below Below	<b>Type</b> Hobby Room Living Room Kitchen	11'0 x 18'0 x 10'0 x	13'0 12'0 12'0 12'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Eating Area	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below	<b>Type</b> Hobby Room Living Room Kitchen Primary Bedroom	11'0 x 18'0 x 10'0 x 14'0 x	13'0 12'0 12'0 12'0 11'0
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor Iain Iain Iain Iain Iain	Electricity,Natural Gas LOT 112, PLAN NWPA Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/Str Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below Below	<b>Type</b> Hobby Room Living Room Kitchen Primary Bedroom Flex Room	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x	13'0 12'0 12'0 12'0 11'0
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas LOT 112, PLAN NWPA Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below Below	<b>Type</b> Hobby Room Living Room Kitchen Primary Bedroom Flex Room	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x	13'0 12'0 12'0 12'0 11'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Flex Room	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings, 19'5 x 12'10 15'0 x 13'0 11'0 x 12'0 10'0 x 9'10 12'0 x 12'0 11'0 x 10'0 12'0 x 13'0	Windows - Thermo Floor Main Below Below Below Below Below	<b>Type</b> Hobby Room Living Room Kitchen Primary Bedroom Flex Room Bedroom	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x 9'0 x 1	13'0 12'0 12'0 12'0 11'0 0'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Flex Room 1,266 sqft	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below Below Below Below	<b>Type</b> Hobby Room Living Room Kitchen Primary Bedroom Flex Room Bedroom	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x 9'0 x 1 # of Pieces	13'0 12'0 12'0 12'0 11'0 0'0 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/Str Team 3000 Realty Ltd Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Flex Room 1,266 sqft 0 sqft	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below Below Below Below Below Below 2	Type Hobby Room Living Room Kitchen Primary Bedroom Flex Room Bedroom Bedroom	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x 9'0 x 1 <b># of Pieces</b> 4	13'0 12'0 12'0 12'0 11'0 0'0 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT 112, PLAN NWP4 Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Flex Room 1,266 sqft 0 sqft 1,266 sqft	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below Below Below Below Below 2	Type Hobby Room Living Room Kitchen Primary Bedroom Flex Room Bedroom Bedroom	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x 9'0 x 1 <b># of Pieces</b> 4 3	13'0 12'0 12'0 11'0 0'0 <b>Ensuite?</b> No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 112, PLAN NWPA Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Flex Room 1,266 sqft 0 sqft 1,266 sqft 0 sqft 2,532 sqft	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below Below Below Below Below 2 2 0ther,Unauthorized	Type Hobby Room Living Room Kitchen Primary Bedroom Flex Room Bedroom Bedroom	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x 9'0 x 1 <b># of Pieces</b> 4 3	13'0 12'0 12'0 11'0 0'0 <b>Ensuite?</b> No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Gas LOT 112, PLAN NWPA Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Flex Room 1,266 sqft 0 sqft 1,266 sqft 0 sqft 2,532 sqft 0 sqft	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below Below Below Below Below 2 2 0ther,Unauthorized	Type Hobby Room Living Room Kitchen Primary Bedroom Flex Room Bedroom Bedroom	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x 9'0 x 1 <b># of Pieces</b> 4 3	13'0 12'0 12'0 11'0 0'0 <b>Ensuite?</b> No No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Electricity,Natural Gas LOT 112, PLAN NWPA Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltd Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Flex Room 1,266 sqft 0 sqft 1,266 sqft 0 sqft 2,532 sqft	46354, DISTRICT LOT 6, GROUP etting ve/DW,Drapes/Window Coverings,	Windows - Thermo Floor Main Below Below Below Below Below 13 2 2 Other,Unauthorized Suite	Type Hobby Room Living Room Kitchen Primary Bedroom Flex Room Bedroom Bedroom	11'0 x 18'0 x 10'0 x 14'0 x 12'0 x 9'0 x 1 <b># of Pieces</b> 4 3	13'0 12'0 12'0 11'0 0'0 <b>Ensuite?</b> No No

You must see the inside of this remodeled home. Recent updates make the interior look like a modern home with Cafe gas powered kitchen with oak butcher block style counter. Enjoy the comforts of upgraded windows and insulation a high efficiency 2 stage furnace for super economical monthly energy costs. Upstairs has 2 bedrooms with hardwood flooring and another flex room with a hobby area and 2 bathrooms. Handy to the kitchen is a south facing sun deck perfect for barbequing. Lower floor has its own walk out suite with multiple options. Both floors have their own laundry areas. Really large beautiful southern yard with blueberry & raspberry bushes, garden areas, tool shed and picnic shelter. Parking for 4 cars! Great location cul-de-sac just minutes to school, park or even fishing.

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