



Presented by:
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Active
R2201640
 Board: F
 House/Single Family

33428 13TH AVENUE

Mission
 Mission BC
 V2V 4S3

Residential Detached
\$599,000 (LP)
 (SP)



Sold Date: Frontage (feet): **53.00** Original Price: **\$599,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
 Depth / Size: **104** Bathrooms: **2** Age: **44**
 Lot Area (sq.ft.): **6,000.00** Full Baths: **2** Zoning: **R558**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,351.40**
 Rear Yard Exp: **South** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-889-905**
 Tour: **Virtual Tour URL**

View: **Yes: Panoramic Valley View**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year: **2017**
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Gas - Natural, Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, Open, RV Parking Avail.**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: In Suite: Mirror & Rope Shelves**
 Floor Finish: **Mixed**

Legal: **LT.A LD.36 SEC.21 TWP.17 PL.LMP.18294**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13'6 x 11'1	Bsmt	Dining Room	11'11 x 11'8			x
Main	Bedroom	10'5 x 9'4	Bsmt	Kitchen	14'10 x 7'10			x
Main	Bedroom	9'1 x 9'	Bsmt	Storage	8'2 x 2'11			x
Main	Living Room	17'7 x 12'	Bsmt	Laundry	7'11 x 7'7			x
Main	Kitchen	13'2 x 8'2	Below	Patio	32'6 x 13'6			x
Main	Dining Room	13'6 x 8'7						x
Main	Laundry	3' x 3'						x
Main	Patio	34'5 x 12'3						x
Bsmt	Bedroom	11'7 x 8'1						
Bsmt	Living Room	22'8 x 13'6						

Finished Floor (Main):	1,082	# of Rooms:	15	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	4	No		Workshop/Shed:
Finished Floor (Basement):	1,056	Suite:	Unauthorized Suite	3					Pool:
Finished Floor (Total):	2,138 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement:	Full, Fully Finished, Separate Entry	6					
Grand Total:	2,138 sq. ft.			7					
				8					

Listing Broker(s): **RE/MAX Sabre Realty Group**

GORGEOUS re-modeled main floor rancher with fully finished self-contained 1 bed basement ready with separate entrance & laundry! 3 bed & 1 bath up, 1 bed & 1 bath down. Upgrades include, NEW WINDOWS, brand new flooring, Gourmet STAINLESS STEEL & Quartz kitchen, DESIGNER bathroom, tile, wainscoting, baseboards & crown moulding, new fixtures & lighting! You will absolutely LOVE the 180 degree PANORAMIC VIEWS of the valley from the 1390sq ft of wrap around decks up (with retractable awning) & down accessed by French doors! Private built in hot tub on the lower deck with custom bar table! Fantastic neighbourhood in the BEST & most desired school catchments, only blocks from elementary & secondary. OPEN HOUSE Sept 9th & 10th 2-4pm.