

35406 DURIEU RD Rural BC V2V 7L1

PID	018-742-629	Legal Description	LOT A, PLAN NWP23439, SECTION 13, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, (BH146290)				
Zoning	R-1, Rural 1	Community Plans(s)	OCP: Rural, not in ALR				
Registered Owner	SH*, C*						
Floor Area	2311 Ft ²	Max Elevation	16.64 m	Year Built	1962	Transit Score	-
Lot Size	4.69 acres	Min Elevation	14.78 m	Bedrooms	3	WalkScore	-
Dimensions	-	Annual Taxes	\$4,271.00	Bathrooms	3	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2483939	Sold 09/08/2020	4	\$1,299,900 / \$1,310,000	Royal LePage Preferred Realty
F1005176	Sold 15/03/2010	23	\$589,000 / \$500,000	Homelife Advantage Realty (Central Valley) Ltd.

APPRECIATION

	Date	(\$)	% Change
Assessment	2022	\$1,795,000	37.02 %
Sales History	29/09/2020	\$1,310,000	162.00 %
	14/08/2014	\$500,000	

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Hatzic	Mission
District	SD 75	SD 75
Grades	K - 6	10 - 12

ASSESSMENT

	2021	2022	% Change
Building	\$735,000	\$885,000	20.41 %
Land	\$564,000	\$910,000	61.35 %
Total	\$1,299,000	\$1,795,000	38.18 %

DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

Sold
R2483939
 Board: F, Detached
 House with Acreage

35406 DURIEU ROAD

Mission
 Durieu
 V2V 7L1

\$1,299,900 (LP)

\$1,310,000 (SP)



Days on Market: **4** List Date: **8/5/2020** Expiry Date: **12/6/2020**
 Previous Price: **\$0** Original Price: **\$1,299,900** Sold Date: **8/9/2020**
 Meas. Type: **Feet** If new, GST/HST inc?: **3** Approx. Year Built: **1980**
 Frontage (feet): **329.70** Bedrooms: **3** Age: **40**
 Frontage (metres): **100.49** Bathrooms: **3** Zoning: **R-1**
 Depth / Size: **628.9** Full Baths: **3** Gross Taxes: **\$1,760.11**
 Lot Area (sq.ft.): **206,910.00** Half Baths: **0** For Tax Year: **2020**
 Lot Area (acres): **4.75** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **018-742-629** Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 Services Connected: **Natural Gas, Septic**

Sewer Type: **Septic**

Water Supply: **Well - Shallow**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**
 Parking: **Add. Parking Avail., DetachedGrge/Carport, RV Parking Avail.**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner** Land Lease Expiry Year:
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **PL 23439 LD 36 SEC 13 TWP 18 LOT A (B146290)**

Amenities: **Pool; Indoor, Storage, Workshop Detached**

Site Influences: **Private Setting, Private Yard**
 Features:

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	2,311	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23'5x15'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'1x11'8			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	13'1x11'7			x	Main 4
Finished Floor (Basement):	0	Main	Games Room	17'6x11'3			x	Main 3
Finished Floor (Total):	2,311 sq. ft.	Main	Bar Room	14'7x12'			x	
Unfinished Floor:	0	Main	Master Bedroom	16'2x15'1			x	
Grand Total:	2,311 sq. ft.	Main	Walk-In Closet	9'7x9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'1x10'6			x	
			Bedroom	10'2x9'1			x	
Suite: None							x	
Basement: None							x	

Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **9**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions: PAD Rental:
 Maint. Fee:

List Broker 1: **Royal LePage Preferred Realty - Office: 604-820-2055**

List Broker 3:
sandistugis@gmail.com

List Desig Agt 1: **Sandi Stugis - Phone: 604-820-2055**

List Broker 2:

List Desig Agt 2: **3:**

Sell Broker 1: **RE/MAX 2000 Realty - Office: 604-583-2000**

Sell Sales Rep 1: **Justin Nguyen**

Owner: **Joel S.L. St Ange & Shylah R. Dobbin**

Commission: **3.22% ON FIRST \$100,000 & 1.15% ON BALANCE**

Appointments: **Touchbase**
 Call: **Sandi**
 Phone: **604-864-1300**

Occupancy: **Owner**

Realtor **Please TOUCHBASE All Showing Requests. Measurements by Cotala/Pixlworks, if important should be verified. Please use Real Estate Covid-19 Guidelines. ' SOLD '**

YOUR OWN PIECE OF PARADISE .. Stunning Rancher on 4.74 Acres on a Private Setting w/Subdivision Potential. The Warmth is reflected throughout the Home & Property. Showhome Quality 3 Bedroom Rancher, Spacious Living area with Surround Sound, Bright Kitchen with Quartz Countertop & Quality Finishing, Dining Area opens up to Park-like Yard, with over 700 sqft of Trex Composite Decking. Wifi Heated Bathroom Floor, Touchless Toilet, Wifi Nest with Napoleon Furnace, Phone/Ethernet Hookups in all rooms. This Property was made for Entertaining, Gamesroom/Bar Area boasts preserved wood wall, step out to your Inground Swimming Pool, Cottage, Oversize Detached Garage w/Additional Workshop Area & Storage. Year round running stream, Community Water Hook up installed & Excellent Subdivision Potential.



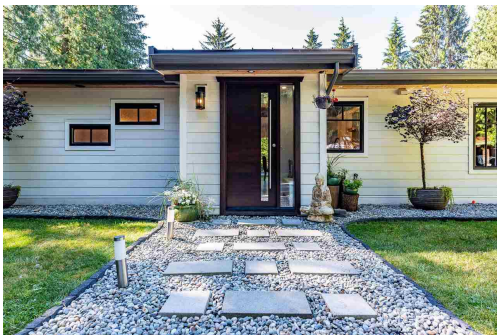
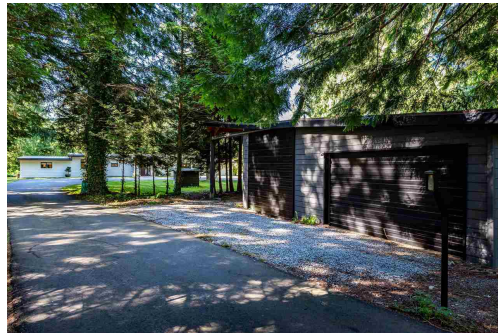
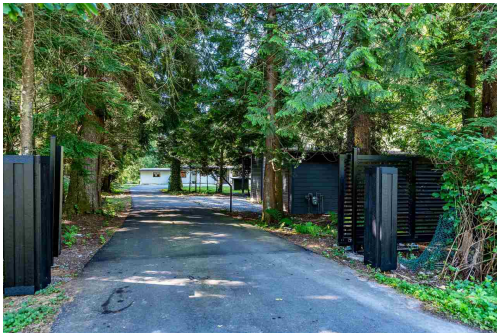
604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2483939****Sold**House with Acreage
Residential Detached**35406 DURIEU ROAD**Mission
Durieu**\$1,299,900** (LP)**\$1,310,000** (SP)

Sold Date: 8/9/2020



Total Bedrooms 3
Total Baths 3
of Kitchens 1
FIAR Tot Fin 2,311
Fin Flr Lev 1
Type of Dwelling HACR
Style of Home RANBG

Total Prkng 8
Exterior Finish HARDI
Gross Taxes \$1,760.11
Yr Blt 1980
Occupancy Owner

Days On Market 4
Fireplaces 0
Outdoor Area PADK
Lot Sz (Sq.Ft.) 206,910.00
Frontage Ft 329.70
Depth 628.9
Fuel/Heating Natural Gas

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Royal LePage Preferred Realty

02/17/2022 07:01 AM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



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Condos & Homes Team

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Residential Detached

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A topographic map showing a rural area with green fields, blue water bodies, and white roads. Two specific parcels are highlighted with red borders. The first is a small rectangular parcel on the left, labeled 'COMP 8'. The second is a larger, irregularly shaped parcel on the right, labeled 'SUBJECT PROPERTY'. The parcel 'SUBJECT PROPERTY' is shaded in light pink. The map also shows a road labeled 'Sylvester Road' and a location labeled 'Durieu'.

COMP 8

Durieu

**SUBJECT
PROPERTY**

1

COMPARABLE 8

**LOCATION
OF SUBJECT
PROPERTY**