## 9013 HAMMOND STREET MISSION

Mission BC, V2V 6X8

| House/Single Family   | Mission BC, V2V 6X8   |   |   |   | \$1,499,000 (LF                 |  |
|---|---|---|---|---|---------------------------------|--|
| Depth/Size (ft):  | 422   | Bedrooms:   | 4   | Approx. Year Built:   | 1987                            | 7  |
| Frontage (ft):  | 91.86   | Bathrooms:  | 3   | Age:  | 37                              |  |
| Lot Area: (sq.ft.)  | 38,764.92   | Full Baths:   | 3   | Zoning:   | S-36                            | 6  |
| Flood Plain:  | No  | Half Baths:   | 0   | Gross Taxes:  | \$5,1                           | 52.68  |
| Rear Yard Exp:  |   |   |   | For Tax Year:   | 2023                            | 3  |
| View:   |   |   |   | P.I.D.:   | 002-                            | 830-132  |
| Style of Home:  | Basement Entry  |   | Parking:  | Total: 8 - Covered: 2   |                                 |  |
| Construction:   | Frame - Wood  |   | Covered Parking:  | 2   |                                 |  |
| Exterior:   | Vinyl   |   | Parking Access:   | Front   |                                 |  |
| Foundation:   |   |   | Parking:  | Add. Parking Avail.,Ga  | rage; Double                    | e,RV Parking Avail.                                |
| Rain Screen:  |   |   | Locker:   |   |                                 |  |
| Renovations:  |   |   | Units in Dev:   |   |                                 |  |
| # of Fireplaces:  | 1 - Fuel: Wood  |   | Distance to:  |   |                                 |  |
| Water Supply:   | City/Municipal  |   | Title to Land:  | Freehold NonStrata  |                                 |  |
| Fuel/Heating:   | Baseboard   |   | Property Disc:  | Yes   |                                 |  |
| Outdoor Area:   | Balcony(s)  |   | PAD Rental:   |   |                                 |  |
| Type of Roof:   | Asphalt   |   | Fixtures Leased:  | No  |                                 |  |
| Floor Finish:   |   |   | Fixtures Rmvd:  | No  |                                 |  |
| Complex / Subdiv:<br>Services Connected:<br>Legal:  | •   | ,Sanitary Sewer,Water<br>6562, SECTION 33, TOWNSHIP 17  | 7, NEW WESTMINSTER LAND   | DISTRICT  |                                 |  |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:  | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW  | 6562, SECTION 33, TOWNSHIP 17   | ed  | DISTRICT  |                                 |  |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):  | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside  | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside   | ed<br>Realty Ltd.   |   | Dimer                           |  |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):  | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside  | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions   | ed<br>Realty Ltd.   | Туре  | Dimen<br>911 x 6                |  |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br><b>Type</b><br>Living Room  | 5562, SECTION 33, TOWNSHIP 17<br>htting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9   | ed<br>Realty Ltd.<br>Floor<br>Bsmt  | <b>Type</b><br>Dining Room  | 9'1 x 6'                        | '11  |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br><b>Type</b><br>Living Room<br>Dining Room   | 5562, SECTION 33, TOWNSHIP 17<br>htting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10   | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt  | <b>Type</b><br>Dining Room<br>Kitchen   | 9'1 x 6'<br>12'5 x <sup>-</sup> | '11<br>7'1   |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br><b>Type</b><br>Living Room<br>Dining Room<br>Kitchen  | etting,Private Yard<br>//sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6   | ed<br>Realty Ltd.<br>Floor<br>Bsmt  | <b>Type</b><br>Dining Room  | 9'1 x 6'                        | '11<br>7'1   |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br><b>Type</b><br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom   | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6  | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt  | <b>Type</b><br>Dining Room<br>Kitchen   | 9'1 x 6'<br>12'5 x <sup>-</sup> | '11<br>7'1   |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom   | etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6<br>9'9 x 10'4   | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt  | <b>Type</b><br>Dining Room<br>Kitchen   | 9'1 x 6'<br>12'5 x <sup>-</sup> | '11<br>7'1   |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br><b>Type</b><br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom   | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6  | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt  | <b>Type</b><br>Dining Room<br>Kitchen   | 9'1 x 6'<br>12'5 x <sup>-</sup> | '11<br>7'1   |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bsmt   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br><b>Type</b><br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Living Room  | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6<br>9'9 x 10'4<br>9'6 x 10'4<br>12'10 x 15'10   | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt  | <b>Type</b><br>Dining Room<br>Kitchen<br>Bedroom                              | 9'1 x 6'<br>12'5 x<br>12'9 x    | '11<br>7'1<br>13'7                                 |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Samt<br>Finished Floor (Main):   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br><b>Type</b><br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Living Room  | 5562, SECTION 33, TOWNSHIP 17<br>witting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6<br>9'9 x 10'4<br>9'6 x 10'4<br>12'10 x 15'10<br># Of Rooms:   | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt  | Type<br>Dining Room<br>Kitchen<br>Bedroom                                     | 9'1 x 6'<br>12'5 x <sup>-</sup> | '11<br>7'1<br>13'7<br>Ensuite?                     |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Basmt<br>Finished Floor (Main):<br>Finished Floor (Above):   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Living Room<br>1,295 sqft<br>0 sqft   | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6<br>9'9 x 10'4<br>9'6 x 10'4<br>12'10 x 15'10<br># Of Rooms:<br># Of Kitchens:  | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt  | Type   Dining Room   Kitchen   Bedroom   Bathroom Floor # c   Main 4          | 9'1 x 6'<br>12'5 x<br>12'9 x    | '11<br>7'1<br>13'7<br><b>Ensuite?</b><br>Yes       |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bsmt<br>Finished Floor (Main):<br>Finished Floor (Above):<br>Finished Floor (Below):   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Living Room<br>1,295 sqft<br>0 sqft<br>0 sqft                                     | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6<br>9'9 x 10'4<br>9'6 x 10'4<br>12'10 x 15'10<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:  | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt  | Type   Dining Room   Kitchen   Bedroom   Bathroom Floor # c   Main 4   Main 5 | 9'1 x 6'<br>12'5 x<br>12'9 x    | '11<br>7'1<br>13'7<br><b>Ensuite?</b><br>Yes<br>No |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bamt<br>Finished Floor (Main):<br>Finished Floor (Above):<br>Finished Floor (Below):<br>Finished Floor (Bsmt):   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Living Room<br>1,295 sqft<br>0 sqft<br>0 sqft<br>961 sqft                         | 6562, SECTION 33, TOWNSHIP 17   etting,Private Yard   /sh/Dryr/Frdg/Stve/DW,Storage Sh   Realty Ltd., Century 21 Creekside   Dimensions   12'10 x 15'9   11'9 x 15'10   11'11 x 15'6   12'10 x 15'10   11'11 x 15'6   9'9 x 10'4   9'6 x 10'4   12'10 x 15'10   # Of Rooms:   # Of Kitchens:   # Of Levels:   Suite:  | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt  | Type   Dining Room   Kitchen   Bedroom   Bathroom Floor # c   Main 4          | 9'1 x 6'<br>12'5 x<br>12'9 x    | '11<br>7'1<br>13'7<br><b>Ensuite?</b><br>Yes       |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Basmt<br>Finished Floor (Main):<br>Finished Floor (Above):<br>Finished Floor (Below):<br>Finished Floor (Bsmt):<br>Finished Floor (Total):   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Living Room<br>1,295 sqft<br>0 sqft<br>0 sqft<br>961 sqft<br>2,256 sqft           | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6<br>9'9 x 10'4<br>9'6 x 10'4<br>12'10 x 15'10<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:  | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>10<br>2<br>2<br>2<br>None                                     | Type   Dining Room   Kitchen   Bedroom   Bathroom Floor # c   Main 4   Main 5 | 9'1 x 6'<br>12'5 x<br>12'9 x    | '11<br>7'1<br>13'7<br><b>Ensuite?</b><br>Yes<br>No |
| Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bamt<br>Finished Floor (Main):<br>Finished Floor (Main):<br>Finished Floor (Above):<br>Finished Floor (Below):<br>Finished Floor (Bsmt):<br>Finished Floor (Total):<br>Unfinished Floor: | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Living Room<br>1,295 sqft<br>0 sqft<br>0 sqft<br>961 sqft                         | 6562, SECTION 33, TOWNSHIP 17<br>etting,Private Yard<br>/sh/Dryr/Frdg/Stve/DW,Storage Sh<br>Realty Ltd., Century 21 Creekside<br>Dimensions<br>12'10 x 15'9<br>11'9 x 15'10<br>11'11 x 15'6<br>12'1 x 15'6<br>12'1 x 15'6<br>9'9 x 10'4<br>9'9 x 10'4<br>9'6 x 10'4<br>12'10 x 15'10<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:<br>Suite:<br>Crawl/Bsmt Height:<br>Basement:              | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>10<br>2<br>2<br>2<br>None<br>Fully Finished,Separate<br>Entry | Type   Dining Room   Kitchen   Bedroom   Bathroom Floor # c   Main 4   Main 5 | 9'1 x 6'<br>12'5 x<br>12'9 x    | '11<br>7'1<br>13'7<br><b>Ensuite?</b><br>Yes<br>No |
| Services Connected:   | Electricity,Natural Gas<br>LOT 54, PLAN NWP66<br>None<br>Cul-de-Sac,Private Se<br>Air Conditioning,ClthW<br>Century 21 Creekside<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Living Room<br>1,295 sqft<br>0 sqft<br>0 sqft<br>961 sqft<br>2,256 sqft<br>0 sqft | 6562, SECTION 33, TOWNSHIP 17   etting,Private Yard   /sh/Dryr/Frdg/Stve/DW,Storage Sh   Realty Ltd., Century 21 Creekside   Dimensions   12'10 x 15'9   11'9 x 15'10   11'11 x 15'6   12'1 x 15'6   9'9 x 10'4   9'6 x 10'4   12'10 x 15'10   11'11 x 15'6   12'1 x 15'6   9'9 x 10'4   9'6 x 10'4   12'10 x 15'10   # Of Rooms:   # Of Kitchens:   # Of Levels:   Suite:   Crawl/Bsmt Height: | ed<br>Realty Ltd.<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>10<br>2<br>2<br>2<br>None<br>Fully Finished,Separate          | Type   Dining Room   Kitchen   Bedroom   Bathroom Floor # c   Main 4   Main 5 | 9'1 x 6'<br>12'5 x<br>12'9 x    | '11<br>7'1<br>13'7<br><b>Ensuite?</b><br>Yes<br>No |

City water City Sewer!! One of Mission's most sought-after neighbourhoods. A charming home on a nearly 1.0 acre lot right in town is now available. This solid home has undergone tasteful renovations, including updated flooring, a modern kitchen, an open floor plan, newer siding, and gates to the back yard. The property features a warm and beautiful ambiance, perfect for unwinding after a long day. Notably, the backyard includes a spacious lawn, offering ample space for a dream workshop or potential subdivision. With the city supporting 1/4 acre lots, this property presents a perfect opportunity

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