## 34391 FERNDALE AVENUE MISSION

Hatzic, V2V 7G2

<b>Residential Detached</b>	
\$1,029,900 (LP)	

Depth/Size (	(ft):	0	Bedrooms:	3		Approx. Year Bu	ilt: 198	58
rontage (ft)	t):		Bathrooms:	2		Age:	66	
ot Area: (se	-	33,976.00	Full Baths:	2		Zoning:	RU	I-16
lood Plain:		No	Half Baths:	0		Gross Taxes:		222.45
lear Yard E	xp:	North				For Tax Year:	202	
/iew:		No				P.I.D.:		 9-723-277
		-						
Style of Home: Construction:		Rancher/Bungalow,Ranc	her/Bungalow w/Bsr		arking:	Total: 4 - Covered	d: 2	
		Frame - Wood			overed Parking:	2		
Exterior:		Other, Vinyl			arking Access:	Front		
oundation:					arking:	Carport; Multiple,	,Open,RV Parkin	g Avail.
Rain Screen					ocker:			
lenovations		Partly			nits in Dev:			
of Fireplac		1 - Fuel: Wood			istance to:			
ater Suppl	ly:	Well - Drilled		т	itle to Land:	Freehold NonStra	ata	
uel/Heating	g:	Forced Air,Natural Gas			roperty Disc:	Yes		
Outdoor Are		Balcny(s) Patio(s) Dck(s)	Fenced Yard,Sunde,	eck(s) P	AD Rental:			
Type of Roo		Fibreglass		F	ixtures Leased:	No		
-loor Finish	1:	Hardwood, Vinyl/Linoleun	n,Wall/Wall/Mixed	F	ixtures Rmvd:	Yes		
Mgmt. Comp Complex / S Services Co Legal: Amenities:	Subdiv: onnected:	No Electricity,Natural Gas,So PARCEL E, LOT D, PLAI	NWP12672, SECT				, EXPL PL 17436	5
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	Subdiv: onnected: ces: ric:	Electricity,Natural Gas,So	N NWP12672, SECT	larina Nearby,Recre	ation Nearby,Ski Hill N		, EXPL PL 17436	5
Igmt. Comp Complex / S Gervices Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: onnected: ces: ric: ker(s):	Electricity,Natural Gas,Se PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty	N NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window	larina Nearby,Recre / Coverings,Storage	eation Nearby,Ski Hill № 9 Shed	learby		
Agmt. Comp Complex / S Gervices Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: connected: ces: ric: ker(s): Type	Electricity,Natural Gas,So PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions	N NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window	larina Nearby,Recre v Coverings,Storage <b>Type</b>	eation Nearby,Ski Hill N e Shed Dimensions	learby Floor	Туре	Dimensions
Igmt. Comp Complex / S Gervices Co Legal: Amenities: Gite Influence Geatures: Bylaw Restr Bylaw Restr Listing Brok Lioor Lioor	Subdiv: connected: ces: ric: ker(s): Type Living Room	Electricity,Natural Gas,So PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6	N NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main	larina Nearby,Recre v Coverings,Storage <b>Type</b> Laundry	eation Nearby,Ski Hill N e Shed Dimensions 9'1 x 8'10	learby Floor Bsmt	<b>Type</b> Office	<b>Dimensions</b> 11'9 x 7'11
Igmt. Complex / S ervices Co egal: menities: .ite Influence eatures: .ylaw Restr isting Brok 	Subdiv: connected: ces: ric: ker(s): Type Living Room Dining Room	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty <b>Dimensions</b> 18'0 x 12'6 11'11 x 15'1	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Main	larina Nearby,Recre v Coverings,Storage <b>Type</b> Laundry Solarium	Dimensions 9'1 x 8'10 19'2 x 13'9	learby Floor	Туре	Dimensions
ligmt. Complex / S ervices Co egal: menities: ite Influence eatures: ylaw Restr isting Brok loor lain lain	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Office	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty <b>Dimensions</b> 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Main Bsmt	larina Nearby,Recre v Coverings,Storage <b>Type</b> Laundry Solarium Family Room	eation Nearby,Ski Hill N Shed Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8	learby Floor Bsmt	<b>Type</b> Office	<b>Dimensions</b> 11'9 x 7'11
Agmt. Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bain Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage <b>Type</b> Laundry Solarium Family Room Office	Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11	learby Floor Bsmt	<b>Type</b> Office	<b>Dimensions</b> 11'9 x 7'11
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main	Subdiv: connected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio	Electricity,Natural Gas,Se PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage <b>Type</b> Laundry Solarium Family Room Office Storage	Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4	learby Floor Bsmt	<b>Type</b> Office	<b>Dimensions</b> 11'9 x 7'11
Agmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Teatures: Bylaw Restr Listing Brok Teatures: Bylaw Restr Listing Brok	Subdiv: connected: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio Bedroom	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2 12'5 x 10'5	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage <b>Type</b> Laundry Solarium Family Room Office Storage Utility	Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4 10'10 x 12'3	learby Floor Bsmt	<b>Type</b> Office	<b>Dimensions</b> 11'9 x 7'11
Igmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Loor Loor Lain Lain Lain Lain Lain Lain	Subdiv: connected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio	Electricity,Natural Gas,Se PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage <b>Type</b> Laundry Solarium Family Room Office Storage	Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4	learby Floor Bsmt	<b>Type</b> Office	<b>Dimensions</b> 11'9 x 7'11
Agmt. Complex / S Complex / S Gervices Co Legal: Amenities: Site Influence Geatures: Bylaw Restr Coor Lain Bain Iain Iain Iain Iain Iain	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio Bedroom Bedroom	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2 12'5 x 10'5	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage Laundry Solarium Family Room Office Storage Utility Bedroom	Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4 10'10 x 12'3 11'11 x 9'11	learby Floor Bsmt	<b>Type</b> Office Cold Room	<b>Dimensions</b> 11'9 x 7'11
Igmt. Complex / S Services Co Legal: Amenities: Site Influence Seatures: Bylaw Restr Loor Loor Lain Lain Lain Lain Lain Lain Lain Lain	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio Bedroom Bedroom Bedroom	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2 12'5 x 10'5 12'7 x 12'5	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage Type Laundry Solarium Family Room Office Storage Utility Bedroom	Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4 10'10 x 12'3 11'11 x 9'11	learby Floor Bsmt Bsmt	<b>Type</b> Office Cold Room	<b>Dimensions</b> 11'9 x 7'11 9'9 x 8'3
Agmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Loor Lain Bain Iain Iain Iain Iain Iain Iain Iain I	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio Bedroom Bedroom Bedroom Door (Main): por (Above):	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2 12'5 x 10'5 12'7 x 12'5 1,463 sqft	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage Type Laundry Solarium Family Room Office Storage Utility Bedroom	Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4 10'10 x 12'3 11'11 x 9'11	learby Floor Bsmt Bsmt Bsmt	Type Office Cold Room	<b>Dimensions</b> 11'9 x 7'11 9'9 x 8'3 <b>Ensuite?</b>
Agmt. Complex / S Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Fillioor Main Main Main Main Main Main Main Main	Subdiv: connected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio Bedroom Bedroom Bedroom Bedroom Cor (Main): cor (Above): cor (Below):	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2 12'5 x 10'5 12'7 x 12'5 1,463 sqft 0 sqft	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage Type Laundry Solarium Family Room Office Storage Utility Bedroom :: 1 ns: 1	Dimensions 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4 10'10 x 12'3 11'11 x 9'11	learby Floor Bsmt Bsmt Bsmt Bsmt	Type Office Cold Room # of Pieces 3	<b>Dimensions</b> 11'9 x 7'11 9'9 x 8'3 <b>Ensuite?</b> No
Agmt. Complex / S Complex / S Services Co. egal: Amenities: Site Influence Features: Bylaw Restr isting Brok Filoor Aain Main Main Main Main Main Main Main M	Subdiv: connected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio Bedroom Bedroom Bedroom Bedroom cor (Main): cor (Below): cor (Bsmt):	Electricity,Natural Gas,Se PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2 12'5 x 10'5 12'7 x 12'5 1,463 sqft 0 sqft 1,212 sqft	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage Laundry Solarium Family Room Office Storage Utility Bedroom :: 1 ns: 1 N	eation Nearby,Ski Hill N e Shed <b>Dimensions</b> 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4 10'10 x 12'3 11'11 x 9'11 6	learby Floor Bsmt Bsmt Bsmt Bsmt	Type Office Cold Room # of Pieces 3	<b>Dimensions</b> 11'9 x 7'11 9'9 x 8'3 <b>Ensuite?</b> No
Mgmt. Complex / S Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: connected: ces: ric: ker(s): Type Living Room Dining Room Office Kitchen Patio Bedroom Bedroom Bedroom Bedroom boor (Main): cor (Above): cor (Below): cor (Bsmt): cor (Total):	Electricity,Natural Gas,Se PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2 12'5 x 10'5 12'7 x 12'5 1,463 sqft 0 sqft 1,212 sqft 0 sqft	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage Laundry Solarium Family Room Office Storage Utility Bedroom :: 1 ns: 1 ns: 1 M Height:	eation Nearby,Ski Hill N e Shed <b>Dimensions</b> 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4 10'10 x 12'3 11'11 x 9'11 6	learby Floor Bsmt Bsmt Bsmt Bsmt	Type Office Cold Room # of Pieces 3	<b>Dimensions</b> 11'9 x 7'11 9'9 x 8'3 <b>Ensuite?</b> No
	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Dining Room Office Kitchen Patio Bedroom Bedroom Bedroom bor (Main): por (Above): por (Below): por (Bsmt): por (Total): Floor:	Electricity,Natural Gas,Sr PARCEL E, LOT D, PLAI Cul-de-Sac,Golf Course ClthWsh/Dryr/Frdg/Stve/ RE/MAX Select Realty Dimensions 18'0 x 12'6 11'11 x 15'1 8'10 x 9'10 12'8 x 10'8 11'10 x 10'2 12'5 x 10'5 12'7 x 12'5 12'7 x 12'5 1,463 sqft 0 sqft 1,212 sqft 0 sqft 2,675 sqft	NWP12672, SECT Nearby,Greenbelt,M DW,Drapes/Window Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	larina Nearby,Recre v Coverings,Storage Type Laundry Solarium Family Room Office Storage Utility Bedroom :: 1 ns: 1 ns: 1 hs: 2 N Height:	eation Nearby,Ski Hill N e Shed <b>Dimensions</b> 9'1 x 8'10 19'2 x 13'9 17' x 23'8 11'9 x 7'11 5'7 x 4'4 10'10 x 12'3 11'11 x 9'11 6 lone	learby Floor Bsmt Bsmt Bsmt Bsmt	Type Office Cold Room # of Pieces 3	<b>Dimensions</b> 11'9 x 7'11 9'9 x 8'3 <b>Ensuite?</b> No

Welcome home! Tucked away in the Hatzic Highlands, this charming 3-bedroom home features nearly 2700 square feet of living space on a 33,976 sq. ft. flat lot! Picture summer gatherings in the backyard while children pick Blueberries and Grapes from the vine Lots of parking for RV's, Boats, you name it via your side road access. Your home in the country features updates & upgrades throughout, including newer hardwood flooring, wood and stone countertops & backsplash, oversized windows, a double chef's oven and recessed fridge. Bathrooms feature organic motifs including ceramic tile wood-accent wall decor, combined with vintage metal accents and soaker tubs. MASSIVE rec room in basement offers unrivaled flexibility. Take our Matterport tour anytime!

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