R2906251 House/Single Family

33117 HILL AVENUE MISSION

Mission BC, V2V 2R5

Residential Detached \$930,000 (LP)

	Mission BC, V2V 2R5					\$930,000 (L	
epth/Size (ft):	121.6	Bedrooms:	5	Approx. Year Bui	lt: 1986	6	
rontage (ft):	49.40	Bathrooms:	3	Age:	38		
ot Area: (sq.ft.)	6,050.00	Full Baths:	2	Zoning:	R558	8	
ood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,6	11.98	
ear Yard Exp:				For Tax Year:	2023	3	
iew:				P.I.D.:	002-	691-434	
			1				
tyle of Home:	Basement Entry		Parking:	Total: 3 - Covered	:1		
onstruction:	Frame - Wood		Covered Parking:	1			
cterior:	Vinyl		Parking Access:	Front			
oundation:			Parking:	Garage; Single			
ain Screen:			Locker:				
enovations:			Units in Dev:				
of Fireplaces:	1 - Fuel: Wood		Distance to:				
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta		
el/Heating:	Forced Air,Natural Ga		Property Disc:	Yes			
utdoor Area:	Balcony(s),Fenced Ya	rd,Patio(s) & Deck(s)	PAD Rental:				
/pe of Roof:	Asphalt		Fixtures Leased:	No			
oor Finish:	Laminate,Tile		Fixtures Rmvd:	No			
gmt. Company: omplex / Subdiv: ervices Connected:	-	s,Sanitary Sewer,Water 61230, SECTION 28, TOWNSHIP	17, NEW WESTMINSTER LA	ND DISTRICT			
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures:	-	61230, SECTION 28, TOWNSHIP	17, NEW WESTMINSTER LA	ND DISTRICT			
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	LOT 293, PLAN NWP Swirlpool/Hot Tub	61230, SECTION 28, TOWNSHIP ve/DW	17, NEW WESTMINSTER LA	IND DISTRICT			
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St	61230, SECTION 28, TOWNSHIP ve/DW	17, NEW WESTMINSTER LA	ND DISTRICT	Dimen	sions	
ymt. Company: omplex / Subdiv: rvices Connected: gal: nenities: e Influences: atures: law Restric: sting Broker(s):	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd	61230, SECTION 28, TOWNSHIP ve/DW			Dimen 13'1 x :		
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: te Influences: atures: rlaw Restric: sting Broker(s):	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions	Floor	Туре		9'5	
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: ate Influences: atures: 'law Restric: sting Broker(s): oor in	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9	Floor Bsmt	Type Bedroom	13'1 x 5	9'5 9'1	
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: te Influences: atures: //aw Restric: sting Broker(s): oor in in	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9 13'6 x 9'5	Floor Bsmt Bsmt	Type Bedroom Bedroom	13'1 x 13'1 x	9'5 9'1	
gmt. Company: omplex / Subdiv: ervices Connected: gal: nenities: te Influences: atures: /law Restric: sting Broker(s): 	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom	61230, SECTION 28, TOWNSHIP ve/DW Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8	Floor Bsmt Bsmt	Type Bedroom Bedroom	13'1 x 13'1 x	9'5 9'1	
gmt. Company: pomplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): por ain ain ain	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom	61230, SECTION 28, TOWNSHIP ve/DW Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11	Floor Bsmt Bsmt	Type Bedroom Bedroom	13'1 x 13'1 x	9'5 9'1	
gmt. Company: pmplex / Subdiv: ervices Connected: gal: nenities: te Influences: eatures: /law Restric: sting Broker(s): por ain ain ain ain	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9	Floor Bsmt Bsmt	Type Bedroom Bedroom	13'1 x 13'1 x	9'5 9'1	
gmt. Company: omplex / Subdiv: ervices Connected: gal: nenities: te Influences: atures: //aw Restric: sting Broker(s): oor ain ain ain ain ain	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Foyer Recreation Room	61230, SECTION 28, TOWNSHIP ve/DW L Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9 10' x 7'8 21'2 x 13'1	Floor Bsmt Bsmt Bsmt	Type Bedroom Bedroom Laundry	13'1 x 1 13'1 x 8'2 x 6'	9'5 9'1 '4	
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: atures	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Foyer Recreation Room 1,100 sqft	61230, SECTION 28, TOWNSHIP ve/DW L Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9 10' x 7'8 21'2 x 13'1 # Of Rooms:	Floor Bsmt Bsmt Bsmt	Type Bedroom Bedroom Laundry Bathroom Floor	13'1 x 13'1 x 8'2 x 6 # of Pieces	9'5 9'1 '4 Ensuite?	
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: te Influences: atures: //aw Restric: sting Broker(s): oor in in in in in in in in in in in in in	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Foyer Recreation Room	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9 10' x 7'8 21'2 x 13'1 # Of Rooms: # Of Kitchens:	Floor Bsmt Bsmt Bsmt 10 1	Type Bedroom Bedroom Laundry Bathroom Floor Main	13'1 x 13'1 x 8'2 x 6 # of Pieces 3	9'5 9'1 '4 Ensuite? Yes	
gmt. Company: pmplex / Subdiv: ervices Connected: ggal: nenities: te Influences: eatures: /law Restric: sting Broker(s): 	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Foyer Recreation Room	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9 10' x 7'8 21'2 x 13'1 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Bsmt Bsmt Bsmt 10 1 2	Type Bedroom Bedroom Laundry Bathroom Floor Main Main	13'1 x 13'1 x 8'2 x 6 # of Pieces 3 4	9'5 9'1 '4 Ensuite? Yes No	
mt. Company: mplex / Subdiv: rvices Connected: gal: nenities: te Influences: atures: law Restric: sting Broker(s): for in in in mt mt mt mt mt hished Floor (Main): hished Floor (Below): hished Floor (Bsmt):	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer Recreation Room 1,100 sqft 0 sqft 0 sqft 923 sqft	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9 10' x 7'8 21'2 x 13'1 # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Bsmt Bsmt 10 1	Type Bedroom Bedroom Laundry Bathroom Floor Main	13'1 x 13'1 x 8'2 x 6 # of Pieces 3	9'5 9'1 '4 Ensuite? Yes	
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): oor ain ain ain ain smt smt smt smt smt smt smt smt smt smt	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer Recreation Room	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9 10' x 7'8 21'2 x 13'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Bsmt Bsmt Bsmt 10 1 2 None	Type Bedroom Bedroom Laundry Bathroom Floor Main Main	13'1 x 13'1 x 8'2 x 6 # of Pieces 3 4	9'5 9'1 '4 Ensuite? Yes No	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain smt smt smt smt smt inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Total): nfinished Floor:	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer Recreation Room 1,100 sqft 0 sqft 923 sqft 2,023 sqft 0 sqft 0 sqft	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9 10' x 7'8 21'2 x 13'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	Floor Bsmt Bsmt Bsmt Bsmt 10 1 2 None Fully Finished	Type Bedroom Bedroom Laundry Bathroom Floor Main Main	13'1 x 13'1 x 8'2 x 6 # of Pieces 3 4	9'5 9'1 '4 Ensuite? Yes No	
View: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): Iloor Ilain I	LOT 293, PLAN NWP Swirlpool/Hot Tub ClthWsh/Dryr/Frdg/St Lighthouse Realty Ltd Type Living Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer Recreation Room	61230, SECTION 28, TOWNSHIP ve/DW I. Dimensions 21'2 x 12'9 13'6 x 9'5 11'6 x 12'8 11' x 9'11 11' x 8'9 10' x 7'8 21'2 x 13'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Bsmt Bsmt Bsmt 10 1 2 None	Type Bedroom Bedroom Laundry Bathroom Floor Main Main	13'1 x 13'1 x 8'2 x 6 # of Pieces 3 4	9'5 9'1 '4 Ensuite? Yes No	

Bright 5-bed, 3 bath family home in a quiet family neighborhood near downtown, schools of all levels, leisure centre parks and highway access. Spacious rooms throughout; master with ensuite. Large basement rec room leads out to fully fenced back yard with excellent partially covered entertainment deck complete with deluxe therapeutic hot tub and charming built-in pond feature. You'll love the vibrant blossoms in season and the established fruit trees (plums & cherries) in the backyard. Recent updates include: new flooring in all bedrooms and downstairs (2021); new fridge & hot water tank (2023) microwave (2021) and deck & hot tub (2019).

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