



**RAMIREZ** REAL ESTATE

# JUST LIKE NEW-SPRAWLING RANCHER

33195 HAWTHORNE AVENUE | MISSION | V2V 5B6



**3 BEDROOMS**

**3 BATHROOMS**

**1,824 SQ. FT.**

**10,871 SQ. FT. YARD**

## DESCRIPTION

Just like new-sprawling rancher on almost 1/4 acre lot in desirable area. This home has been completely redone including new electrical, plumbing, landscaping, roof, hardi-board siding, furnace & A/C system. No expense has been spared. The kitchen has custom cabinetry, quartz counter tops, top of the line appliances & more. This home has laminate flooring (no carpet), designer tile & lighting throughout. The open concept is perfect for entertaining with great connection to the covered patio & private backyard. The master bedroom has a large W/I closet with built-ins & ensuite bathroom with double vanity, free-standing tub and large tub. The 2 additional bedrooms are spacious, one with ensuite & W/I closet. Large 2 car garage for toys & plenty of extra parking on the new driveway.

## SPECIFICATIONS

STYLE OF HOME:	RANCHER
YEAR BUILT:	1973
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	A/C, PRIVATE YARD



**KW ELITE REALTY**  
KELLER WILLIAMS

**JULIE RAMIREZ** | PREC\* | 778.385.3875 | [INFO@RAMIREZREALESTATE.CA](mailto:INFO@RAMIREZREALESTATE.CA)

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Presented by:  
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<b>Active</b> <b>R2527059</b>	<b>33195 HAWTHORNE AVENUE</b>	Residential Detached
Board: F	Mission	<b>\$849,900</b> (LP)
House/Single Family	Mission BC	(SP) 
	V2V 5B6	



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$849,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1973</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>48</b>
Lot Area (sq.ft.): <b>10,871.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,884.02</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>023-184-558</b>
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>		

Style of Home: <b>Rancher/Bungalow</b>	Total Parking: <b>7</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Double, RV Parking Avail.</b>		
Exterior: <b>Fibre Cement Board</b>	Dist. to Public Transit:	Dist. to School Bus: <b>1 Block</b>	
Foundation: <b>Concrete Slab</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Property Disc.: <b>No</b>		
Renovations: <b>Completely</b>	PAD Rental:		
# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No</b>		
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Laminate, Tile</b>		
Fuel/Heating: <b>Forced Air</b>			
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 2, PLAN LMP24726, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Private Yard**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 12'2			x			x
Main	Living Room	17'4 x 14'9			x			x
Main	Dining Room	12'10 x 12'5			x			x
Main	Master Bedroom	12'10 x 11'10			x			x
Main	Walk-In Closet	10'3 x 6'11			x			x
Main	Bedroom	13'6 x 10'10			x			x
Main	Bedroom	12'6 x 8'11			x			x
Main	Laundry	10'2 x 8'11			x			x
Main	Foyer	10'1 x 9'10			x			x
		x			x			x

Finished Floor (Main):	<b>1,824</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,824 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>1,824 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **Keller Williams Elite Realty**

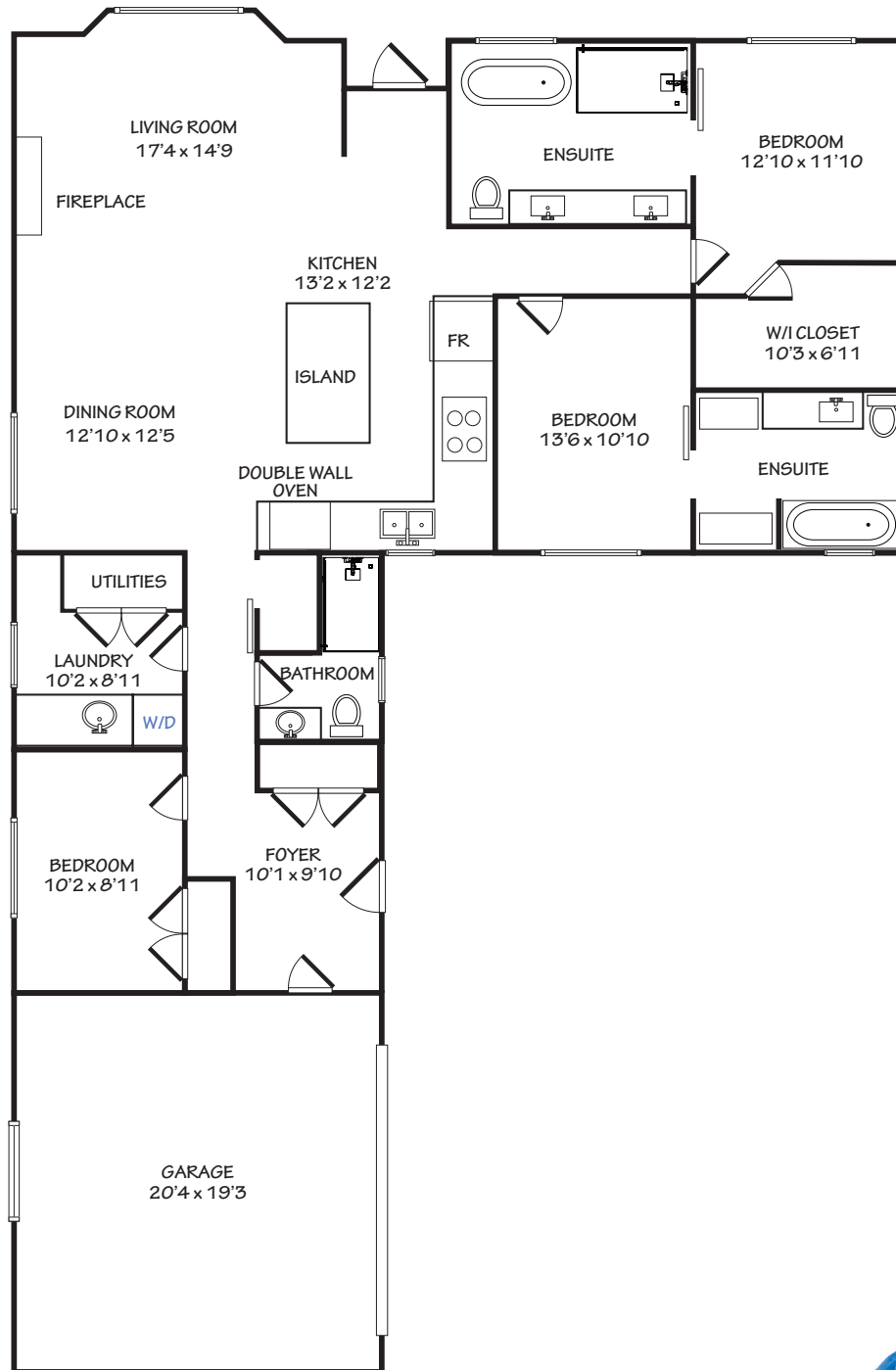
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# FLOOR PLAN

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