



**R2731823**

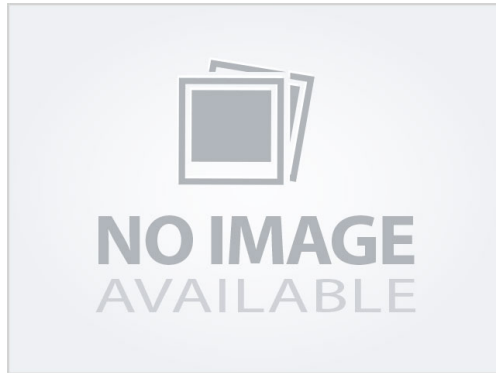
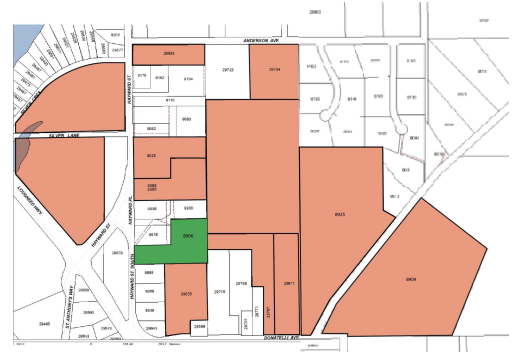
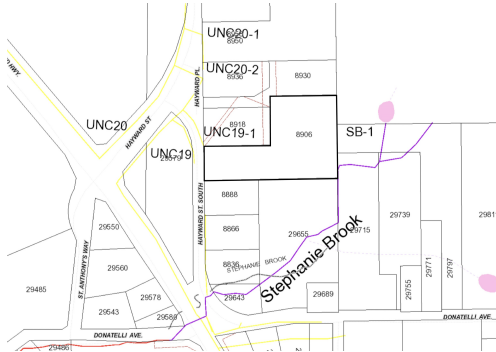
**8906 HAYWARD STREET**

**\$3,500,000** (LP)  
(SP)

House/Single Family  
Residential Detached

Mission  
Mission-West

Sold Date:



**Total Bedrooms** 4  
**Total Baths** 1  
**# of Kitchens** 1  
**FIAR Tot Fin** 1,800  
**# Fin Flr Lev** 1  
**Type of Dwelling** HOUSE  
**Style of Home** RBBMT

**Total Prkng**  
**Exterior Finish** MIXED  
**Gross Taxes** \$7,567.00  
**Yr Blt** 1958  
**Occupancy** Tenant

**Days On Market** 93  
**Fireplaces**  
**Outdoor Area** PADK  
**Lot Sz (Sq.Ft.)** 0.00  
**Frontage Ft** 164.04  
**Depth**  
**Fuel/Heating** Electric, Forced Air

Silverdale future development site in Silverdale West! 4.1 acres of gently sloped land with incredible future lake views. Silverdale's Central Neighbourhood was approved in August 2022, with trunk infrastructure estimated to be completed by 2027, allowing the possibility for the West Neighbourhood to develop if land use planning is completed. As per the Master Infrastructure Strategy completed by Polygon and Ekistics in 2019, the West Neighbourhood will be the Gateway to Mission and feature some of Mission's highest densities. The property features a great rental home as you wait for development along with the multiple other investors and developers already in the area.

08/19/2023 03:16 PM

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Residential Detached

Mission  
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Sold Date:



Sold Date:	Frontage (feet):	<b>164.04</b>	Approx. Year Built:	<b>1958</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Age:	<b>65</b>
Lot Area (sq.ft.):	Bathrooms:	<b>1</b>	Zoning:	<b>RU16</b>
Flood Plain:	Full Baths:	<b>1</b>	Gross Taxes:	<b>\$7,567.00</b>
Rear Yard Exp:	Half:	<b>0</b>	For Tax Year:	<b>2022</b>
Approval Req?:			Tax Inc. Utilities?:	
If new, GST/HST inc?:			P.I.D.:	<b>010-368-736</b>

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation:  
 Rain Screen:  
 Renovations:  
 # of Fireplaces:  
 Fireplace Fuel:  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Electric, Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Dist. to School

Legal: **LOT 1 DISTRICT LOT 435 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 18433**

Amenities:

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 10'			x			x
Main	Living Room	12' x 16'			x			x
Main	Primary	19' x 14'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	9' x 12'			x			x
Main	Laundry	5' x 6'			x			x
Bsmt	Bedroom	10' x 11'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,100</b>	# of Rooms:	<b>7</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>700</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>1,800 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>		<b>6</b>							Door Height:
Grand Total:	<b>1,800 sq. ft.</b>	Basement: <b>Partly Finished</b>			<b>7</b>							
					<b>8</b>							

Listing Broker(s):

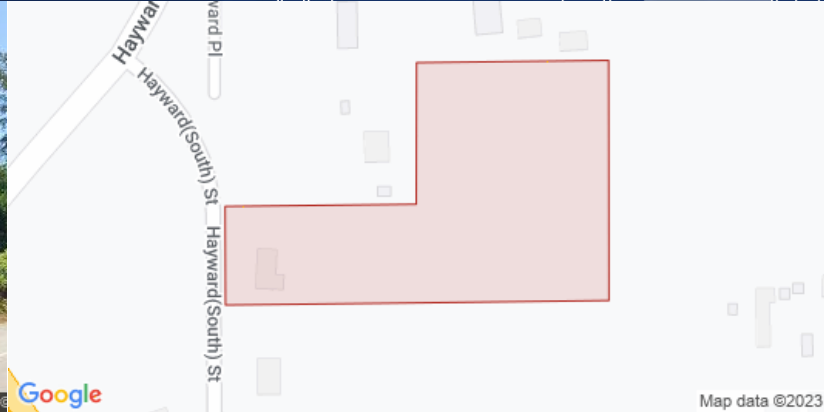
**Silverdale future development site in Silverdale West! 4.1 acres of gently sloped land with incredible future lake views. Silverdale's Central Neighbourhood was approved in August 2022, with trunk infrastructure estimated to be completed by 2027, allowing the possibility for the West Neighbourhood to develop if land use planning is completed. As per the Master Infrastructure Strategy completed by Polygon and Ekistics in 2019, the West Neighbourhood will be the Gateway to Mission and feature some of Mission's highest densities. The property features a great rental home as you wait for development along with the multiple other investors and developers already in the area.**



604.671.7000

# Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



## 8906 HAYWARD ST Mission BC V4S 1H8

PID	010--36-8-736			Legal Description	LOT 1 DISTRICT LOT 435 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 18433		
Zoning	RU16 - Rural 16 Zone			Plan	NWP18433		
Registered Owner	SA*, G*			Community Plans(s)	OCP: Silverdale Comprehensive Planning Area, NCP: Silverdale Community, not in ALR		
Floor Area	2200 Ft <sup>2</sup>	Max Elevation	45.39 m	Year Built	1958	Transit Score	0 / No Nearby Transit
Lot Size	4.12 acres	Min Elevation	28.98 m	Bedrooms	4	Walk Score	13 / Car-Dependent
Dimensions	-	Annual Taxes	\$7,113.85	Bathrooms	1	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2731823	Expired 17/01/2023	93	\$3,500,000 / -	Homelife Advantage Realty (Central Valley) Ltd.
R2479612	Expired 31/10/2020	101	\$1,850,000 / -	RE/MAX Little Oak Realty (Mission)
R2452792	Terminated 29/05/2020	30	\$1,850,000 / -	Homelife Advantage Realty (Central Valley) Ltd.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2023	\$1,957,700	11.87 %
Sales History	06/10/2021	\$1,750,000	222.88 %
	24/01/2013	\$542,000	1255.00 %
	14/12/1988	\$40,000	

### ASSESSMENT

	2022	2023	% Change
Building	\$131,000	\$72,700	-44.50 %
Land	\$1,853,000	\$1,885,000	1.73 %
Total	\$1,984,000	\$1,957,700	-1.33 %

### SCHOOL CATCHMENT

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

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

## Detailed Tax Report

### Property Information

<b>Prop Address</b>	8906 HAYWARD ST	<b>Jurisdiction</b>	DISTRICT OF MISSION
<b>Municipality</b>	DISTRICT OF MISSION	<b>Neighborhood</b>	SILVERDALE GATEWAY/SILVER -HILL&MERE
<b>Area</b>	MISSION	<b>SubAreaCode</b>	F88
<b>PropertyID</b>	010-368-736	<b>BoardCode</b>	F
<b>PostalCode</b>	V4S 1H8		

### Property Tax Information

<b>TaxRoll Number</b>	560486000	<b>Gross Taxes</b>	\$7,113.85
<b>Tax Year</b>	2023	<b>Tax Amount Updated</b>	06/27/2023

#### More PIDS

010-368-736

#### More PIDS2

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP18433	1		435	36				

#### Legal FullDescription

LOT 1, PLAN NWP18433, DISTRICT LOT 435, GROUP 1, NEW WESTMINSTER LAND DISTRICT

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>	4.1 ACRES	<b>Land Use</b>	
<b>Actual Use</b>	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)	<b>Zoning</b>	
<b>Year Built</b>	1958		
<b>BCA Description</b>	1 STY SFD - AFTER 1930 - BASIC		
<b>WaterConn</b>			
<b>BCAData Update</b>	04/10/2023		

### Supplementary Property Info

<b>BedRooms</b>	4	<b>Foundation</b>	BASEMENT
<b>Full Bath</b>	1	<b>Half Bath2</b>	0
<b>Half Bath3</b>	0	<b>Stories</b>	1.00
<b>Pool Flg</b>		<b>Carport</b>	
<b>Garage S</b>		<b>Garage M</b>	

### Actual Totals

Land	Improvement	Actual Total
\$1,885,000.00	\$72,700.00	\$1,957,700.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,885,000.00	\$72,700.00	\$0.00	\$0.00	\$1,957,700.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,885,000.00	\$72,700.00	\$0.00	\$0.00	\$1,957,700.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/6/2021	\$1,750,000.00	CA9414251	IMPROVED SINGLE PROPERTY TRANSACTION
1/24/2013	\$542,000.00	CA2965562	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/14/1988	\$40,000.00	AB264654	IMPROVED SINGLE PROPERTY TRANSACTION















Silverdale Doggy  
Vacation Lodge

Magical Forest Farm

8906 Hayward St

A J Floral

Chevron - Gas Station

Silverdale Elementary

Silverdale Park

Silverdale Hall

Shell

Allwood Custom Saw

Super Save Gas Station

SILVERDALE

Laidlaw Forgeworks

Fraser River

Inland Ventures

British Columbia Highway 77

MRI Ltd. Structural  
Applications

Fraser River

Lougheed Hwy

Silver Creek Horse  
Board and Pasture

RCFCBC RC  
aeromodel Club

British Columbia Highway 77



287 St

Langley 3

Silvermere Lake

7

Lougheed Hwy

Metro Vancouver  
Fraser Valley

Crescent  
Island

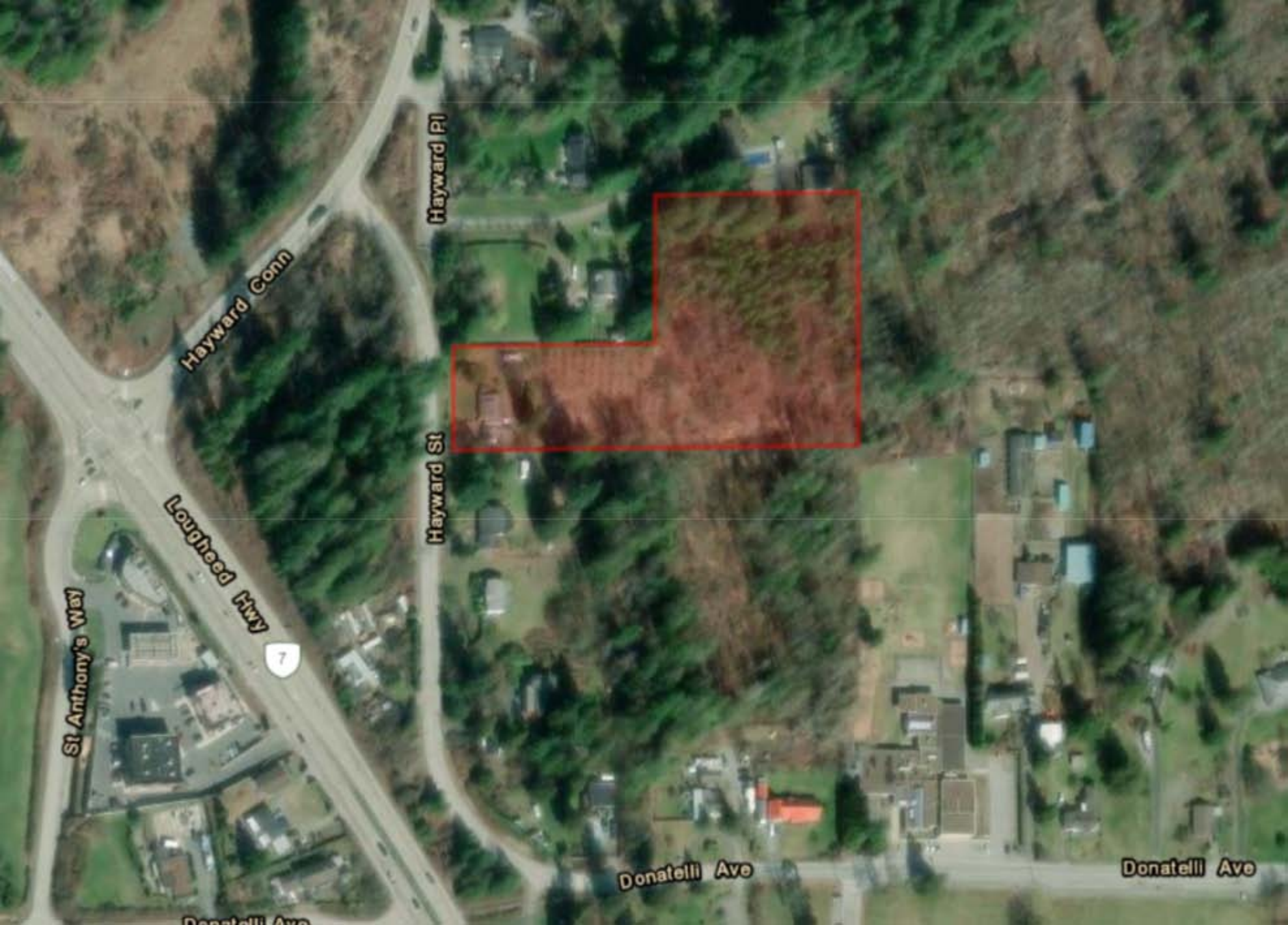
Fraser River

Enterprise  
Channel

7

Lougheed Hwy

7



Hayward Conn

Hayward Pl

Hayward St

Donatelli Ave

Donatelli Ave

Loughheed Hwy

St Anthony's Way

7

Donatelli Ave



Hayward Place

Hayward Connector

Hayward Street

Loughheed Highway

Chevron

Thonys Way

Conservation Area

Silverdale Elementary School



UNC20-1  
8958  
8950

UNC20-2  
8936

8930

UNC20

HAYWARD ST

HAYWARD PL.

UNC19-1  
8918

8906

SB-1

UNC19  
29579

HAYWARD ST. SOUTH

8888

8866

29550

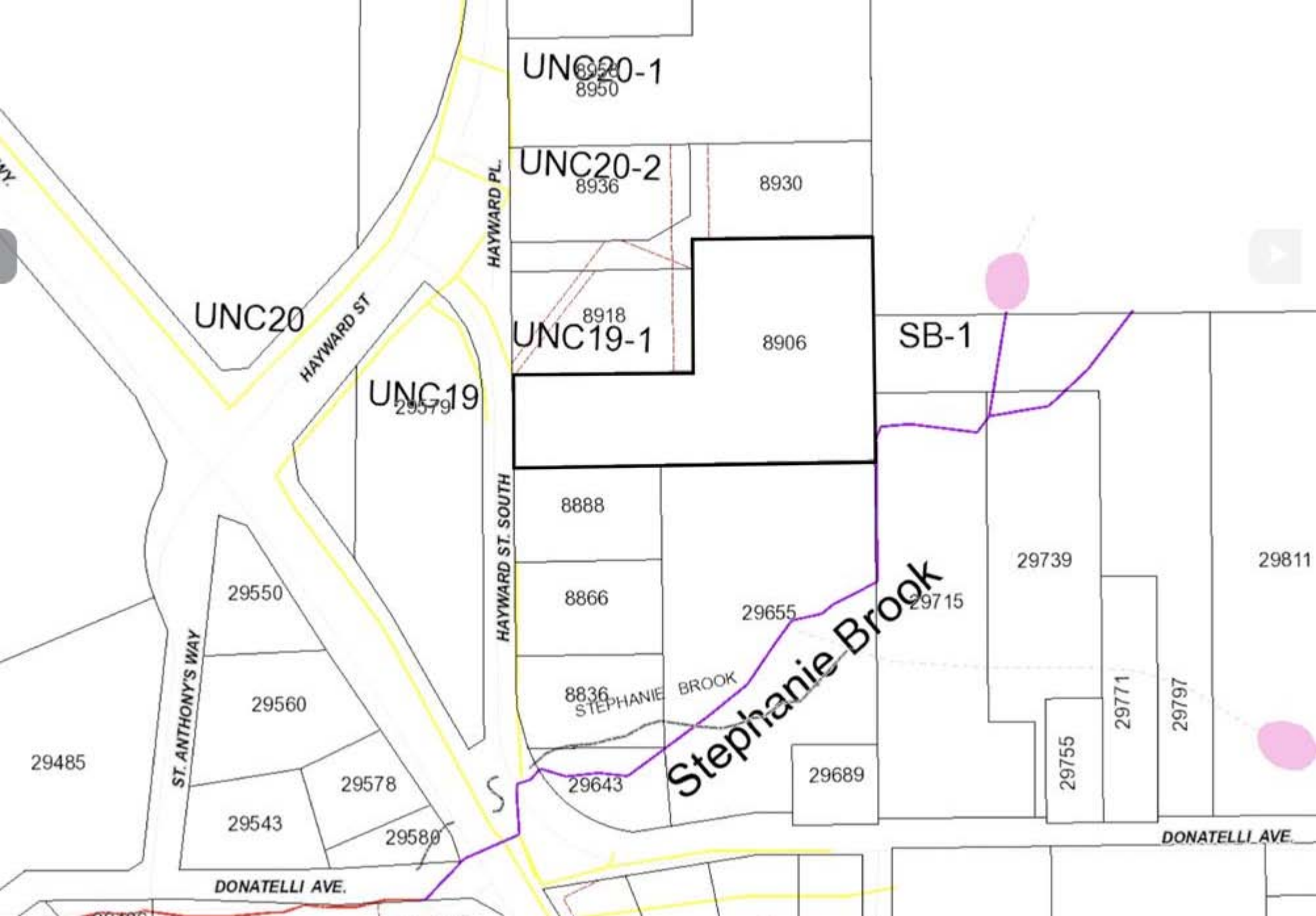
'S WAY

29655

Brook

29715

29739



UNC20-1  
8958  
8950

UNC20-2  
8936

8930

UNC19-1  
8918

8906

SB-1

UNC19  
29579

8888

8866

29655

29715

29739

29811

29550

29560

8836  
STEPHANIE BROOK

Stephanie Brook

29485

ST. ANTHONY'S WAY

29543

29578

29643

29689

29755

29771

29797

DONATELLI AVE.

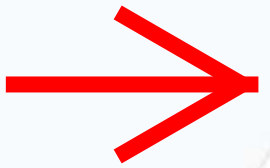
DONATELLI AVE.

HAYWARD PL.

HAYWARD ST

HAYWARD ST. SOUTH

8906 Hayward



Silverdale New Development Area

