



R2731823

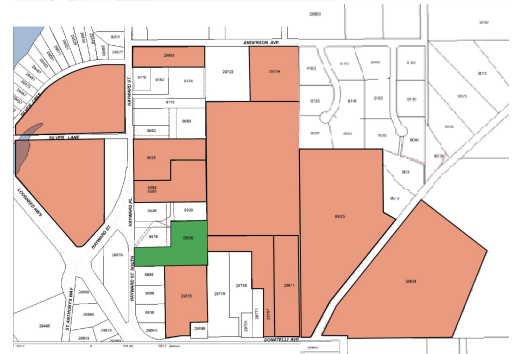
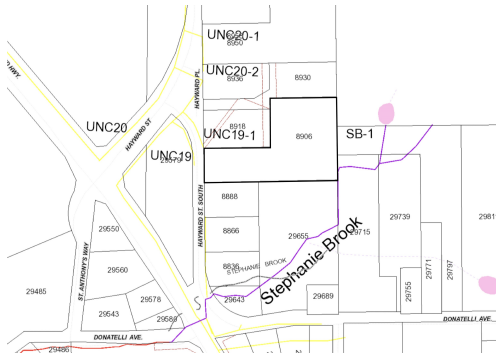
8906 HAYWARD STREET

\$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

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



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House/Single Family
Residential Detached

Mission
Mission-West

Sold Date:



Sold Date:	Frontage (feet):	164.04	Approx. Year Built:	1958	
Depth / Size (ft.):	Bedrooms:	4	Age:	65	
Lot Area (sq.ft.):	0.00	Bathrooms:	1	Zoning:	RU16
Flood Plain:	Full Baths:	1	Gross Taxes:	\$7,567.00	
Rear Yard Exp:	Half:	0	For Tax Year:	2022	
Approval Req?:			Tax Inc. Utilities?:		
If new, GST/HST inc?:			P.I.D.:	010-368-736	

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
		x			x			x

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

Listing Broker(s):

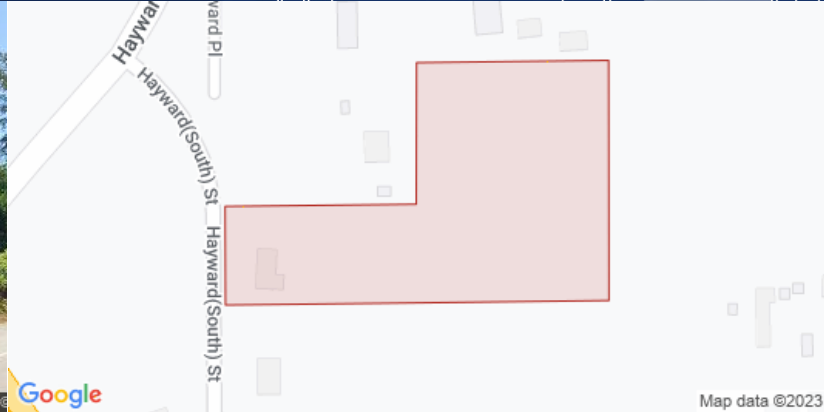
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604.671.7000

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 ²	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

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

Property Tax Information

TaxRoll Number	560486000	Gross Taxes	\$7,113.85
Tax Year	2023	Tax Amount Updated	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

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

Supplementary Property Info

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

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

Fraser River

Lougheed Hwy

MRI Ltd. Structural
Applications

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

Loughheed Hwy

7

St Anthony's Way

Donatelli Ave

Donatelli Ave

Donatelli Ave



Hayward Place

Hayward Connector

Hayward Street

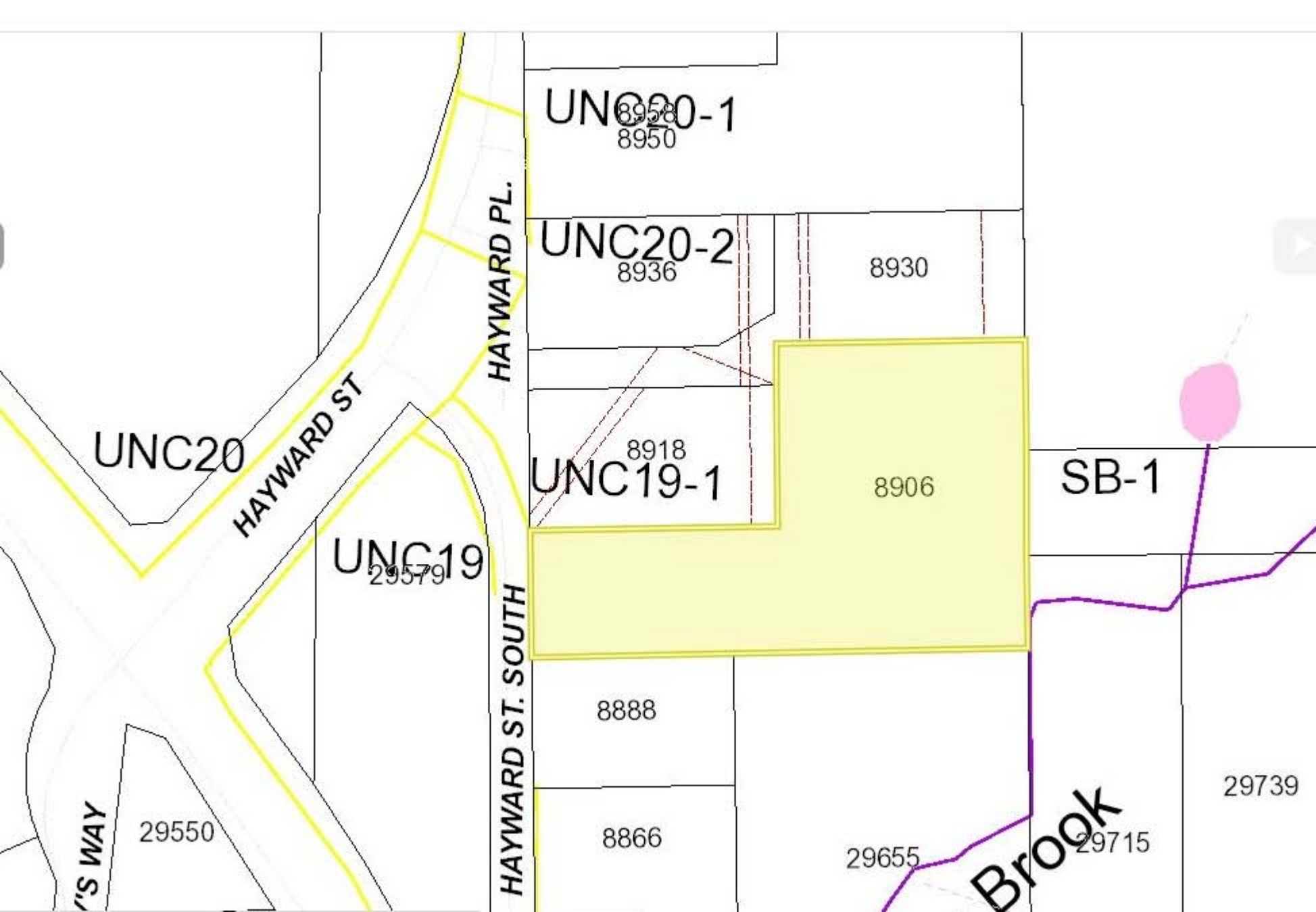
Lougheed Highway

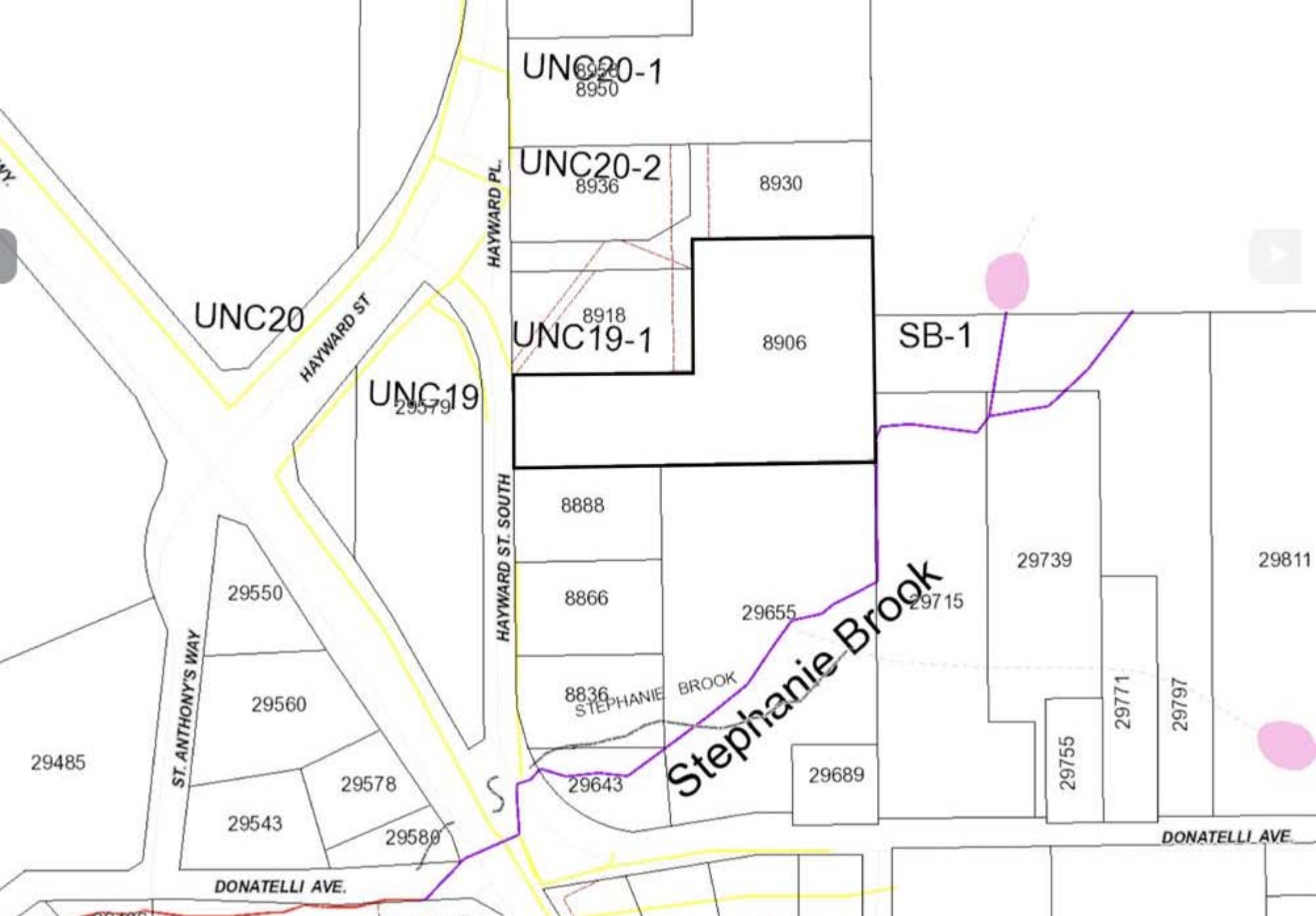
Chevron

Conservation Area

Thonys Way

Silverdale Elementary School





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

29580

29643

29689

29755

29771

29797

DONATELLI AVE.

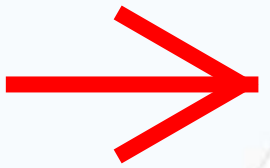
DONATELLI AVE.

HAYWARD PL.

HAYWARD ST

HAYWARD ST. SOUTH

8906 Hayward



Silverdale New Development Area

