

Active
R3039311
Board: H
Apartment/Condo

302 46150 BOLE AVENUE

Chilliwack
Chilliwack Proper East
V2P 0B7

Residential Attached

\$223,000 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: \$253,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2008
Frontage(feet): 0.00	Bathrooms: 1	Age: 18
Frontage(metres):	Full Baths: 1	Zoning: R6
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,198.19
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: Yes	P.I.D.: 027-482-553	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Newmark		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 116, PLAN BCS2700, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; DIVISION E**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	567
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	567 sq. ft.
Unfinished Floor:	0
Grand Total:	567 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$333.85**
Maint Fee Includes: **Caretaker, Garbage Pickup, Management, Sewer, Snow removal, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **5**


Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'8 x 9'11			x	1	Main	4	Yes
Main	Living Room	10'7 x 17'7			x	2			
Main	Bedroom	10'6 x 12'5			x	3			
Main	Walk-In Closet	7'5 x 5'2			x	4			
Main	Foyer	5'6 x 4'5			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

One-Bedroom Condo at Newmark! This bright and spacious 1-bedroom, 1-bathroom home features an open-concept layout with large windows that flood the space with natural light. The bedroom offers direct access to the main bathroom, while the in-suite laundry adds everyday convenience. Ideally located just steps from District 1881, you'll enjoy easy access to shops, breweries, restaurants, and more. Perfect for first-time buyers or investors, this pet-friendly building has no age restrictions and includes secure underground parking. Don't miss this fantastic opportunity!

Active R3074939 Board: H Townhouse	20 46689 FIRST AVENUE Chilliwack Chilliwack Proper East V2P 1X5	Residential Attached \$449,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$449,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 2	Age: 51
Frontage(metres):	Full Baths: 1	Zoning: R5
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,095.27
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: Yes	P.I.D.: 001-259-920	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Mount Baker Estates		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Vinyl	Dist. to Public Transit: Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold Strata
	Property Disc.: No
Renovations:	Fixtures Leased: :
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Rmvd: :
Fireplace Fuel: Gas - Natural	Floor Finish:
Fuel/Heating: Baseboard, Electric	
Outdoor Area: Fenced Yard	
Type of Roof: Asphalt	

Legal: **STRATA LOT 20, PLAN NWS281, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Playground, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 708			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 655			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$590.00			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal								
Finished Floor (Total): 1,363 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,363 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest.								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 2											
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	18'5 x 10'6			x	1	Main	2	No		
Main	Dining Room	10'10 x 8'3			x	2	Above	4	No		
Main	Living Room	16' x 12'11			x	3					
Main	Laundry	6'4 x 5'10			x	4					
Above	Primary Bedroom	14'4 x 12'			x	5					
Above	Walk-In Closet	7' x 3'4			x	6					
Above	Bedroom	11'6 x 9'4			x	7					
Above	Bedroom	13' x 9'4			x	8					

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

This 3-bedroom, 2-bathroom townhome is located in the family-friendly Mount Baker Estates. The main level features a white kitchen with a cozy nook area, an open-concept living room with a stone fireplace, and access to the backyard. A convenient powder room and access to the single-car garage complete the main floor. Upstairs, you'll find three spacious bedrooms and a full bathroom. This unit backs onto Coote Street, offering easy accessibility and plenty of additional nearby parking. The well-maintained complex includes a playground and an outdoor pool. Ideally situated in a central location close to District 1881, all levels of schools, parks, shopping, and more. Pets allowed with restrictions. Don't miss this great opportunity!