

Active
R3134869
Board: H
House/Single Family

45133 WELLS ROAD
Sardis
Sardis West Vedder
V2R 1H6

Residential Detached
\$549,900 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$599,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1944**
Frontage(feet): **65.29** Bathrooms: **1** Age: **82**
Frontage(metres): **19.90** Full Baths: **1** Zoning: **R1-A**
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,387.17**
Lot Area (sq.ft.): **7,841.00** Rear Yard Exp: **Northeast** For Tax Year: **2025**
Lot Area (acres): **0.18** P.I.D.: **000-867-624** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: **6** Covered Parking: **0** Parking Access: **Front, Side**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :As is - where is**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT B, BLOCK 1, PLAN NWP19088, DISTRICT LOT 279, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,038	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	538	Main	Living Room	24'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'9 x 11'3			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'3 x 9'0			x	
Finished Floor (Basement):	0	Main	Bedroom	10'0 x 7'6			x	
Finished Floor (Total):	1,576sq. ft.	Main	Bedroom	11'6 x 11'6			x	
Unfinished Floor:	0	Main	Laundry	6'0 x 5'0			x	
Grand Total:	1,576sq. ft.	Above	Primary Bedroom	14'2 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'5 x 11'5			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Advantage Realty Ltd.**

Homelife Advantage Realty Ltd.

Nearly 8,000 square foot lot with 1500+ square foot home in Sardis. This property is flat and useable. High visibility and sitting beside C1 lot - neighborhood commercial zoning. Court date: Tuesday, October 13, 2026 at 945am. Chilliwack Courts 46085 Yale Road, Chilliwack, BC.

Active R3147917 Board: H House/Single Family	9521 ROBSON STREET Chilliwack Chilliwack Proper West V2P 4E4	Residential Detached \$599,999 (LP) (SP)																																																																																																										
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<p>Excellent investment or holding opportunity in Chilliwack Proper West! This 2-storey, 6-bedroom, 3-bathroom detached home sits on a spacious 7,903 sq. ft. lot. Featuring 2,678 sq. ft. of total finished living area, the functional layout includes a primary bedroom and two additional bedrooms on the main floor, alongside a spacious living room and kitchen. The full basement provides an unauthorized suite equipped with its own kitchen, dining area, and three bedrooms - ideal for rental income or multi-generational living. Ample open parking available with room for up to 4 vehicles. Centrally located close to city transit, municipal services, and local amenities. This property is a Court Ordered Sale and is being sold strictly on an "as is, where is" basis.</p>																																																																																																												

Active
R3065733
Board: H
House/Single Family

9665 WILLIAMS STREET

Chilliwack
Chilliwack Proper East
V2P 5G6

Residential Detached

\$600,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$849,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1905**
Frontage(feet): **104.00** Bathrooms: **2** Age: **121**
Frontage(metres): **31.70** Full Baths: **2** Zoning: **R1-A**
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,293.54**
Lot Area (sq.ft.): **10,890.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.25** P.I.D.: **009-285-822** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour:
View: **Yes: mountains**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood, Other**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt, Other**

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

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **Garage; Single, Open**
Driveway Finish:
Dist. to Public Transit: **3 min walk** Dist. to School Bus: **6 min walk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 1, PLAN NWP10273, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 27314, DIV D**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,244	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,164	Main	Living Room	12' x 12'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6" x 16'6"			x	Main 3
Finished Floor (Below):	300	Main	Kitchen	10'3" x 13'3"			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	14' x 13'			x	
Finished Floor (Total):	2,708sq. ft.	Main	Primary Bedroom	12' x 13'			x	
Unfinished Floor:	800	Main	Bedroom	10' x 12'			x	
Grand Total:	3,508sq. ft.	Main	Laundry	6' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	21' x 15'			x	
Suite:		Above	Bedroom	11'9" x 10'6"			x	
Basement: Unfinished		Above	Bedroom	11' x 10'			x	
		Above	Kitchen	12' x 10'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Advantage Property Management**

Attention: Investor Alert!! Subdivision Potential!!! Court Ordered Sale. This 4-bed 2-bath home historic home (built in 1905) is situated on a .25-acre corner lot with road frontage on 3 sides. Currently zoned R1-A with subdivision potential for up to 3 lots under the current OCP (confirm with the Municipality). Conveniently located near schools, parks, shopping, recreation and more. 2 min drive from the revitalized award-winning District 1881. Don't miss your chance to own this incredible investment opportunity. Accepted Offer price \$600,000.00. Court date is September 21, 2026 at the Chilliwack Law Courts.

Active R3153518 Board: H House/Single Family	8683 TILSTON STREET Chilliwack Chilliwack Proper South V2P 7R6	Residential Detached \$699,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$699,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1987
Frontage(feet): 50.80	Bathrooms: 2	Age: 39
Frontage(metres): 15.48	Full Baths: 2	Zoning: R1-A
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,758.73
Lot Area (sq.ft.): 6,534.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 000-605-964	Tax Inc. Utilities?:
Flood Plain: Yes		Tour:
View: Yes: Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Basement Entry	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Fixtures Leased: No		
R.I. Fireplaces:			
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s) & Deck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 128, PLAN NWP66988, DISTRICT LOT 343, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	934	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,266	Above	Kitchen	11'0 x 11'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	14'4 x 11'2			x	Above 5
Finished Floor (Below):	0	Above	Living Room	15'5 x 15'8			x	Main 3
Finished Floor (Basement):	0	Above	Primary Bedroom	10'8 x 16'1			x	
Finished Floor (Total):	2,200sq. ft.	Above	Bedroom	8'8 x 9'8			x	
Unfinished Floor:	0	Above	Bedroom	8'3 x 13'6			x	
Grand Total:	2,200sq. ft.	Main	Foyer	9'3 x 11'3			x	
		Main	Living Room	18'6 x 14'10			x	
		Main	Kitchen	10'5 x 13'2			x	
		Main	Bedroom	8'9 x 13'2			x	
		Main	Laundry	5'4 x 5'11			x	
				x			x	
				x			x	
Suite: Unauthorized Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Partly Finished, Separate Entry		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 11							

Listing Broker(s): **Real Broker BC Ltd**

Well-designed home featuring 4 bedrooms and 2 bathrooms, including a 1-bedroom in-law suite—ideal for extended family or guests. Located on a quiet, family-friendly street, this home offers a spacious kitchen with plenty of cabinets and a charming front balcony with views of the mountains - perfect for morning coffee. The private backyard provides plenty of space to relax or entertain. A great opportunity to own a versatile home in a desirable location!

Active
R3156351
Board: H
House/Single Family

42690 DOWNING ROAD

Sardis
Greendale
V2R 4P3

Residential Detached

\$745,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$745,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1976**
Frontage(feet): **67.44** Bathrooms: **3** Age: **50**
Frontage(metres): **20.56** Full Baths: **2** Zoning: **RR**
Depth / Size: Half Baths: **1** Gross Taxes: **\$4,009.59**
Lot Area (sq.ft.): **9,583.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.22** P.I.D.: **006-597-343** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour:
View: **Yes: Farm and Mountains**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **LOT 31, PLAN NWP31500, DISTRICT LOT 82, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard, Rural Setting**

Features:

Finished Floor (Main):	1,317	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	15'9 x16'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'8 x11'6			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	17'5 x11'1			x	Main	2
Finished Floor (Basement):	990	Main	Solarium	10' x19'			x	Below	3
Finished Floor (Total):	2,307sq. ft.	Main	Primary Bedroom	12' x12'			x		
Unfinished Floor:	0	Main	Bedroom	10'2 x10'7			x		
Grand Total:	2,307sq. ft.	Main	Bedroom	9'3 x10'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	15'6 x13'3			x		
		Below	Bedroom	10'10 x10'10			x		
		Below	Bedroom	10'7 x11'7			x		
		Below	Mud Room	8'5 x9'6			x		
Suite: None				x			x		
Basement: Full, Fully Finished, Separate Entry				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

Amazing opportunity to secure a nearly 10,000 sq. ft. lot on a quiet, private street in the highly sought-after Greendale area. Backing onto open farmland with beautiful mountain views, this property offers a peaceful setting and an incredible backdrop for your future plans. Let your imagination run wild with the possibilities—renovate, reimagine, or explore the potential to build a stunning new home that takes full advantage of the generous lot and picturesque surroundings. Properties with this combination of privacy, views, and location are hard to come by. A fantastic opportunity to create something truly special in one of Chilliwack's most desirable rural communities.

Active R3139576	10193 WILLIAMS ROAD Chilliwack Fairfield Island V2P 5H3	Residential Detached \$848,000 (LP) (SP) 
Board: H House/Single Family		



Sold Date:	If new, GST/HST inc?: No	Original Price: \$924,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1959
Frontage(feet): 108.40	Bathrooms: 4	Age: 67
Frontage(metres): 33.04	Full Baths: 4	Zoning: R1A
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,881.25
Lot Area (sq.ft.): 8,015.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 004-967-101	Tax Inc. Utilities?: No
Flood Plain: Yes		Tour: Virtual Tour URL
View: No : VIEW		
Complex/Subdiv: FAIRFIELD ISLAND		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 1/2 Storey, Basement Entry	Total Parking: 8	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Aluminum, Vinyl	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 MILE	Dist. to School Bus: 1 MILE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 0	Reno. Year:		
R.I. Fireplaces:	Rain Screen: No		
Fireplace Fuel: None	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)	Fixtures Leased: No : FORECLOSURE		
Type of Roof: Asphalt	Fixtures Rmvd: Yes : FORECLOSURE		
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 183, PLAN NWP51925, DISTRICT LOT 372, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features: **Air Conditioning, Smoke Alarm**

Finished Floor (Main):	1,072	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	533	Main	Living Room	15'1 x 13'2	Below	Dining Room	9' x 6'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	16'5 x 9'9	Below	Other	5'9 x 8'5	Main 4
Finished Floor (Below):	1,019	Main	Dining Room	9'6 x 8'8	Below	Laundry	9' x 8'5	Above 4
Finished Floor (Basement):	0	Main	Kitchen	12' x 8'8	Below	Bedroom	11'2 x 10'7	Below 3
Finished Floor (Total):	2,624sq. ft.	Main	Primary Bedroom	12'1 x 11'1	Below	Den	13' x 11'2	Below 3
Unfinished Floor:	0	Main	Foyer	4' x 4'	Main	Kitchen	12'5 x 8'6	
Grand Total:	2,624sq. ft.	Main	Other	10' x 8'	Main	Eating Area	10'4 x 8'6	
		Main	Other	10' x 5'2	Main	Living Room	12'6 x 11'	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'2 x 13'	Main	Storage	8'8 x 2'	
		Above	Bedroom	15'2 x 12'11	Main	Storage	16' x 2'	
Suite: Other, Unauthorized Suite		Below	Living Room	21' x 9'4	Below	Bedroom	12'6 x 10'	
Basement: Fully Finished, Separate Entry		Below	Storage	9'9 x 5'6	Below	Other	6'9 x 4'2	
		Below	Kitchen	9' x 8'3	Below	Mud Room	14' x 10'3	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 3	# of Rooms: 26	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Fairfield Island property features a renovated 1 1/2-storey home with a full basement plus a detached cottage-style secondary dwelling, offering excellent flexibility for multi-generational living or rental income. The main home offers approximately 2,624 sq. ft. with 4 bedrooms, 3 full bathrooms, spacious living areas, and a finished basement suite. The detached 1-bedroom, 1-bathroom cottage offers an additional 996 sq. ft., with its own kitchen, living area, and laundry, making it ideal for extended family, guests, or potential rental income. Property contains accommodation which is not authorized. 8,015 sq. ft. lot with a semi-circular driveway, ample parking, central air conditioning, covered veranda, and private deck. Conveniently located near schools, shopping, parks, and major route.

Active R3167026 Board: H House with Acreage	6225 RYDER LAKE ROAD Sardis Ryder Lake V4Z 1E2	Residential Detached \$870,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$870,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1951
Frontage(feet):	Bathrooms: 2	Age: 75
Frontage(metres):	Full Baths: 2	Zoning: RR
Depth / Size:	Half Baths: 0	Gross Taxes: \$465.61
Lot Area (sq.ft.): 133,293.60	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 3.06	P.I.D.: 023-819-839	Tax Inc. Utilities?:
Flood Plain: No		Tour:
View: Yes: Forest		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: 2 Storey, Split Entry	Total Parking: 4	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Fixtures Leased: No		
R.I. Fireplaces:			
Fireplace Fuel: Wood	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s) & Deck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 1, PLAN LMP32898, SECTION 9, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Finished Floor (Main):	936	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10' x 10'			x	Abv Main 2 3
Finished Floor (Basement):	936	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	1,872sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Bsmt	Bedroom	10' x 10'			x	
Grand Total:	1,872sq. ft.	Bsmt	Den	10' x 10'			x	
Flr Area (Det'd 2nd Res):	500sq. ft.	Bsmt	Laundry	10' x 10'			x	
		Bsmt	Recreation Room	10' x 10'			x	
Suite:		Abv Main 2	Bedroom	10' x 10'			x	
Basement: Full, Separate Entry		Abv Main 2	Living Room	10' x 10'			x	
		Abv Main 2	Kitchen	10' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX City Realty**

RE/MAX City Realty

Nestled on a quiet rural street in Chilliwack's desirable Ryder Lake area, this 3.06-acre property offers privacy, mature trees, and a creek at the rear. The 1-storey + basement home features 2 bedrooms, living/dining/kitchen areas, and a part-finished basement with extra bedrooms, den & rec room. Bonus 500 sq ft coach house with its own bedroom, kitchen, bath & living space. Open parking, gravel driveway, decks, and room to expand. Ideal for those seeking space and potential in a peaceful setting.

Active
R3152172
Board: H
House/Single Family

51144 FARMERS WAY

Chilliwack
Eastern Hillside
V4Z 0E4

Residential Detached

\$925,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$950,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2021**
Frontage(feet): **35.00** Bathrooms: **5** Age: **5**
Frontage(metres): **10.67** Full Baths: **4** Zoning: **R3**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,483.40**
Lot Area (sq.ft.): **11,840.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.27** P.I.D.: **030-580-374** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Mountain & Valley**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 20, PLAN EPP78829, SECTION 27, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Dev., Golf Course Nearby, Private Yard, Shopping Nearby**

Features:

Finished Floor (Main):	1,294	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,230	Main	Great Room	19' x14'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x14'			x	Main 2
Finished Floor (Below):	894	Main	Dining Room	11'6 x14'			x	Above 5
Finished Floor (Basement):	0	Main	Bedroom	15' x14'			x	Above 4
Finished Floor (Total):	3,418sq. ft.	Main	Flex Room	12' x10'6			x	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	19' x14'			x	Below 4
Grand Total:	3,418sq. ft.	Above	Bedroom	12'6 x14'			x	
		Above	Bedroom	11'6 x14'			x	
		Above	Bedroom	13' x11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Laundry	5' x5'6			x	
		Below	Living Room	13' x12'			x	
Suite: Unauthorized Suite		Below	Kitchen	15' x13'8			x	
Basement: Fully Finished		Below	Bedroom	14' x14'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to 51144 Farmers Way! A newer, thoughtfully crafted residence in Chilliwack's desirable Eastern Hillside. Offering 6 beds and 5 baths, including a large bedroom on the main floor, perfect for guests, extended family, or a private home office. Enjoy sweeping valley views from this elevated setting, paired with a functional & spacious layout featuring generous room sizes, multiple living areas, & modern construction throughout. Designed with flexibility in mind, the home offers excellent separation of space while maintaining an open, comfortable flow for everyday living. Located just minutes from The Falls Golf Course, & with convenient access to schools, parks, and major routes, this is an ideal opportunity for families or investors looking for space, location, and location!

Active R3119590 Board: H House with Acreage	4495 HIRSCHMAN ROAD Sardis Chilliwack River Valley V2R 4R9	Residential Detached \$1,649,999 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1976
Frontage(feet): 400.00	Bathrooms: 1	Age: 50
Frontage(metres): 121.92	Full Baths: 0	Zoning: R-3
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,329.11
Lot Area (sq.ft.): 468,705.60	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 10.76	P.I.D.: 002-180-081	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: MOUNTAINS		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Septic		
Sewer Type: Septic	Water Supply: Community	

Style of Home: Manufactured/Mobile	Total Parking: 4	Covered Parking: 4	Parking Access:
Construction: Manufactured/Mobile	Parking: Add. Parking Avail., DetachedGrge/Carport, Open		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Block	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Wood	Rain Screen:		
Fuel/Heating: Baseboard	Metered Water:		
Outdoor Area: Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 3, PLAN NWP45143, DISTRICT LOT 764, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences: **Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,510	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	4'7 x 7'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 9'8			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'11 x 12'6			x	
Finished Floor (Basement):	0	Main	Kitchen	18'11 x 11'6			x	
Finished Floor (Total):	1,510sq. ft.	Main	Living Room	22' x 11'8			x	
Unfinished Floor:	0	Main	Family Room	11'11 x 12'6			x	
Grand Total:	1,510sq. ft.	Main	Bedroom	11'11 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'11 x 10'10			x	
		Main	Walk-In Closet	6'3 x 4'			x	
		Main	Primary Bedroom	11'1 x 14'4			x	
		Main	Walk-In Closet	6'3 x 4'			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Double Wide	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#: N/A	CSA/BCE: 250493	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Pathway Executives Realty Inc.**

Pathway Executives Realty Inc.

!! FUTURE DEVELOPMENT POTENTIAL!! The original developer of Williamsburg Estates, which is an executive neighbourhood of 3000+sqft homes situated on sprawling 1/2 acre+ lots, is now releasing phase 2. Multiple extensive studies are in place for this 10.76-acre parcel. Currently zoned R3, this parcel of land potentially aligns with the Suburban Residential (SBR) designation, which could mirror phase 1 on Estate Drive. Currently on the property is a cute de-registered mobile home in good shape, and a large 4 bay shop. The panoramic views from this property are stunning and will complement a development quite nicely. Located just mins from Garrison Crossing and Cultus Lake. Call today for more information.

Active R3144818 Board: H House with Acreage	49780 LOOKOUT ROAD Sardis Ryder Lake V4Z 1A5	Residential Detached \$1,699,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet): 1,356.5	Bathrooms: 1	Age: 33
Frontage(metres): 413.47	Full Baths: 1	Zoning: R
Depth / Size: 1331.6	Half Baths: 0	Gross Taxes: \$8,551.28
Lot Area (sq.ft.): 1,759,780.44	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 40.40	P.I.D.: 007-603-924	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: mountain		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: 2 Storey	Total Parking: 10	Covered Parking: 0	Parking Access:
Construction: Log	Parking: Open		
Exterior: Log	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Wood			
Fuel/Heating: Propane Gas	Fixtures Rmvd: No :		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Metal	Floor Finish: Mixed		

Legal: **LEGAL SUBDIVISION 5, SECTION 12, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	432	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	400	Main	Living Room	11'7 x 11'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 11'3			x	Main 3
Finished Floor (Below):	0	Above	Bedroom	11' x 17'6			x	
Finished Floor (Basement):	0	Above	Bedroom	10' x 19'			x	
Finished Floor (Total):	832sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	832sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 4	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

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COURT ORDERED SALE! Welcome to the top Ryder Lake, 40.4 Acres OUT OF THE ALR. This private treed property features spectacular views and great potential. Currently features a 938 SQ/FT CABIN, 4400 SQ/FT SHOP (55 x 40, 2200 SQ/FT each floor) & additional 840 SQ/FT SHOP + mezzanine & enclosed lean/to. GREAT POTENTIAL inquire with the City Of Chilliwack! Private living yet close proximity to town & HWY 1. Ample amount of power & drilled well record shows 10 GPM. Buyer to verify all information and potential. Off the grid feeling but close proximity to Chilliwack amenities. AS IS WHERE IS SALE. DO NOT ENTER PROPERTY WITHOUT APPOINTMENT.