

**Active**  
**R3014358**  
Board: H  
House/Single Family

**45439 WELLINGTON AVENUE**  
Chilliwack  
Chilliwack Proper West  
V2P 2G1

Residential Detached  
**\$650,000** (LP)  
(SP) **M**



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet): **58.00**  
Frontage(metres): **17.68**  
Depth / Size: **100'**  
Lot Area (sq.ft.): **5,800.00**  
Lot Area (acres): **0.13**  
Flood Plain: **No**  
View: **:**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:  
Bedrooms: **5**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Rear Yard Exp:  
P.I.D.: **006-254-241**

Original Price: **\$750,000**  
Approx. Year Built: **1975**  
Age: **50**  
Zoning: **R1-A**  
Gross Taxes: **\$2,937.57**  
For Tax Year: **2024**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: **Split Entry**  
Construction: **Frame - Wood, Other**  
Exterior: **Glass, Other**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **R.I.** Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Single, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile**

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 42, PLAN NWP41806, NEW WESTMINSTER LAND DISTRICT, DIVISION B**

Amenities: **Garden, Independent living, Storage**

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

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

Finished Floor (Main):	1,040	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,040	Main	Living Room	15' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'3' x 10'7'			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'2'			x	Abv Main 2 2
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	Bsmt 3
Finished Floor (Total):	2,080sq. ft.	Main	Bedroom	10' x 8'			x	
Unfinished Floor:	0	Bsmt	Living Room	10'7' x 10'3'			x	
Grand Total:	2,080sq. ft.	Bsmt	Kitchen	13'3' x 12'1'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	12'4' x 10'2'			x	
		Bsmt	Bedroom	10' x 10'			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

**COURT ORDER SALE. DEVELOPER / INVESTOR ALERT. Great investment potential to hold or land assemble for further development. Excellent location close to downtown, One block from Elementary School, Centrally located near shopping , restaurants, gym, pool and hospital. OCP Designation: Residential 1. Check with the city of Chilliwack. House contains 3 bedrooms and 2 washrooms on main floor and 2 bedrooms basement suite with a separate entrance. Allow 24 hours for showings.**

**Active**  
**R3026549**  
Board: H  
House/Single Family

**45410 WESTVIEW AVENUE**

Chilliwack  
Chilliwack Proper West  
V2P 1M1

Residential Detached  
**\$775,000** (LP)  
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$849,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**  
Frontage(feet): **71.00** Bathrooms: **3** Age: **59**  
Frontage(metres): **21.64** Full Baths: **2** Zoning: **R1A**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$3,822.01**  
Lot Area (sq.ft.): **7,810.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.18** P.I.D.: **008-937-435** Tax Inc. Utilities?: **No**  
Flood Plain: **Yes** Tour:  
View: **Yes: Mountaint 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: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **LOT 135, PLAN NWP28113, DISTRICT LOT 28, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:


Site Influences:

Features:

Finished Floor (Main):	1,366	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Dining Room	13'1 x 8'4	Bsmt	Utility	17'9 x 4'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'0 x 11'11			x	Main	2
Finished Floor (Below):	0	Main	Living Room	18'6 x 14'8			x	Main	4
Finished Floor (Basement):	1,048	Main	Primary Bedroom	16'11 x 13'4			x	Bsmt	5
Finished Floor (Total):	2,414sq. ft.	Main	Bedroom	11'3 x 12'7			x		
Unfinished Floor:	0	Main	Laundry	9'3 x 5'7			x		
Grand Total:	2,414sq. ft.	Main	Mud Room	4'5 x 12'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	4'6 x 6'4			x		
Suite: <b>None</b>		Bsmt	Bedroom	13'2 x 12'5			x		
Basement: <b>Fully Finished</b>		Bsmt	Bedroom	13'1 x 12'6			x		
		Bsmt	Kitchen	11'8 x 19'4			x		
		Bsmt	Recreation Room	17'7 x 14'2			x		
		Bsmt	Storage	8'8 x 5'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX 2000 Realty**

**Court Ordered sale. Strategically located beside peaceful Westview Park lies this spacious 4-bedroom, 2.5-bathroom home. Situated on a generous 7,810 sq ft lot, this property offers a functional layout with ample room for families and guests. Enjoy the added bonus of a 2-bedroom suite, perfect as a mortgage helper or extended family living. Whether you're looking for a comfortable home or an investment opportunity, this property has it all — location, space, and income potential. Steps to the park, close to schools, shopping, and transit. Don't miss out!**

<b>Active</b> <b>R3013141</b> Board: H House/Single Family	<b>5389 ROCKWOOD DRIVE</b> Sardis Promontory V2R 5R5	Residential Detached <b>\$799,000</b> (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2001</b>
Frontage(feet): <b>59.80</b>	Bathrooms: <b>3</b>	Age: <b>24</b>
Frontage(metres): <b>18.23</b>	Full Baths: <b>2</b>	Zoning: <b>CD6</b>
Depth / Size: <b>101.4</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,905.65</b>
Lot Area (sq.ft.): <b>5,663.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.13</b>	P.I.D.: <b>024-712-752</b>	Tax Inc. Utilities?:
Flood Plain: <b>No</b>		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Fibre Cement Board</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Asphalt</b>	Fixtures Leased: <b>No :</b>		
	Fixtures Rmvd: <b>No :</b>		
	Floor Finish:		

Legal: **LOT 27, PLAN LMP44920, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,242	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	808	Main	Den	9'5" x 11'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	8'5" x 5'9"			x	Main 2
Finished Floor (Below):	0	Main	Living Room	12'8" x 14'3"			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	7'6" x 6'5"			x	Above 4
Finished Floor (Total):	2,050sq. ft.	Main	Dining Room	16'6" x 10'			x	
Unfinished Floor:	0	Main	Kitchen	10'1" x 13'1"			x	
Grand Total:	2,050sq. ft.	Main	Eating Area	10'9" x 8'7"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	16' x 13'2"			x	
Suite:		Above	Primary Bedroom	13'3" x 14'2"			x	
Basement: <b>None</b>		Above	Bedroom	10'1" x 10'8"			x	
		Above	Bedroom	9'1" x 10'9"			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Wheeler Cheam**

**This spacious 2-storey corner-lot family home is nestled in a quiet, sought-after neighborhood—just steps from elementary school, parks, and scenic hiking trails. Enjoy the convenience of being within walking distance to a shopping plaza, close to all amenities, easy freeway access. This home features a bright and generous kitchen with ample cabinetry and an eating area that opens into a cozy family room & gas fireplace, 3 beds and 2.5 baths. You'll love the formal dining room and the great room's soaring ceilings, which let in plenty of natural light. A unique stone feature wall with a built-in water fountain leads you upstairs to the spacious primary bedroom with ensuite, plus two additional bedrooms and a main bath. The main floor also includes a powder room, laundry & crown moulding.**

<b>Active</b> <b>R2979451</b> Board: H House/Single Family	<b>44465 SOUTH SUMAS ROAD</b> Sardis Sardis West Vedder V2R 4B7	Residential Detached <b>\$919,000</b> (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,125,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1955</b>
Frontage(feet): <b>149.00</b>	Bathrooms: <b>4</b>	Age: <b>70</b>
Frontage(metres): <b>45.42</b>	Full Baths: <b>3</b>	Zoning: <b>AL</b>
Depth / Size: <b>164</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,827.22</b>
Lot Area (sq.ft.): <b>25,134.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.58</b>	P.I.D.: <b>002-798-247</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: MOUNTAIN</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Carriage/Coach House, Rancher/Bungalow</b>		Total Parking: <b>14</b> Covered Parking: <b>1</b> Parking Access: <b>Front</b>	
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Single, Open, RV Parking Avail.</b>	
Exterior: <b>Vinyl, Wood</b>		Driveway Finish: <b>Gravel</b>	
Foundation: <b>Concrete Perimeter</b>		Dist. to Public Transit:	
		Dist. to School Bus:	
		Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:	
Renovations:		Property Disc.: <b>No</b>	
# of Fireplaces: <b>1</b> R.I. Fireplaces:		Fixtures Leased: <b>No</b> : <b>THE PROPERTY IS SOLD AS IS WHERE IS-COURT ORDERED SALE</b>	
Fireplace Fuel: <b>Wood</b>		Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>			
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Metal</b>			

Legal: **LOT 1, PLAN NWP5538, SECTION 14, TOWNSHIP 23, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP23092, EXCEPT: PCL A PL 23092**

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

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

Features:

Finished Floor (Main):	1,974	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'2 x 12'7	Above	Bedroom	11'11 x 19'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'2 x 8'4	Above	Foyer	4'9 x 4'8	Main 4
Finished Floor (Below):	0	Main	Dining Room	10'8 x 7'0	Above	Flex Room	3'10 x 7'2	Main 3
Finished Floor (Basement):	0	Main	Foyer	5'5 x 8'4			x	Main 2
Finished Floor (Total):	1,974sq. ft.	Main	Primary Bedroom	16'3 x 12'8			x	Above 3
Unfinished Floor:	0	Main	Bedroom	13'2 x 11'6			x	
Grand Total:	1,974sq. ft.	Main	Bedroom	12'9 x 11'11			x	
		Main	Bedroom	14'0 x 10'10			x	
Flr Area (Det'd 2nd Res):	620sq. ft.	Main	Den	3'9 x 9'5			x	
		Main	Family Room	15'6 x 19'0			x	
		Above	Kitchen	11'3 x 5'5			x	
Suite:		Above	Dining Room	8'10 x 9'2			x	
Basement: <b>Crawl</b>		Above	Family Room	8'7 x 9'3			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>16</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty (Surrey/152)**

**Welcome to this charming 4 bedroom, 2 bath rancher nestled on a spacious .58 acre lot. This home features a generous 20x27 garage workshop, perfect for all your projects and hobbies. The property also includes a cozy coach home, ideal for guests or rental potential. With ample RV parking, you will have plenty of space for your recreational vehicles. Enjoy tranquility of rural living while still being conveniently located near local amenities. Don't miss out on this fantastic opportunity. OPEN HOUSE SUNDAY SEPTEMBER 14 from 2 to 4**



Macdonald Realty (Surrey/152)  
Cell: 604-626-6755  
www.evolvereg.com  
themy@evolvereg.com

<b>Active</b> <b>R3052811</b> Board: H House/Single Family	<b>4688 TESKEY ROAD</b> Sardis Promontory V2R 0C6	Residential Detached <b>\$950,000</b> (LP) (SP) <b>M</b>
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Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2007</b>
Frontage(feet): <b>48.00</b>	Bathrooms: <b>2</b>	Age: <b>18</b>
Frontage(metres): <b>14.63</b>	Full Baths: <b>2</b>	Zoning: <b>R3</b>
Depth / Size: <b>94</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,157.01</b>
Lot Area (sq.ft.): <b>4,320.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.10</b>	P.I.D.: <b>026-634-821</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>:</b>		
Complex/Subdiv: <b>Bear Creek</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Basement Entry</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Stone, Vinyl</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>R.I. Fireplaces:</b>	Fixtures Leased: <b>No :</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Other</b>	Floor Finish:		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 47, PLAN BCP22913, SECTION 7, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	140	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x 13'6			x	Main 3
Finished Floor (Below):	0	Main	Great Room	15' x 17'			x	Main 3
Finished Floor (Basement):	300	Main	Primary Bedroom	14' x 14'			x	
Finished Floor (Total):	440sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	12' x 10'			x	
Grand Total:	440sq. ft.	Bsmt	Den	11' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	5'6 x 11'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court order sale, great basement entry home in Bear Creek. Hardwood floors, great room with vaulted ceilings, 3 bedrooms. Allow time for showings.**

Macdonald Realty (Surrey/152)  
Cell: 604-626-6755  
www.evolvereg.com  
themy@evolvereg.com

**Active**  
**R3033057**  
Board: H  
House/Single Family

**46260 TOURNIER PLACE**

Sardis  
Promontory  
V2R 6A2

Residential Detached

**\$975,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$975,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2014**  
Frontage(feet): **49.78** Bathrooms: **3** Age: **11**  
Frontage(metres): **15.17** Full Baths: **3** Zoning: **R3**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,064.24**  
Lot Area (sq.ft.): **5,578.00** Rear Yard Exp: **South** For Tax Year: **2024**  
Lot Area (acres): **0.13** P.I.D.: **026-309-441** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: Mountains, & 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, Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Carport & Garage**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **LOT 22, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:


Features:

Finished Floor (Main):	1,393	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Below	Foyer	7' x 5'7	Main	Bedroom	9'6 x 10'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Below	Den	10'4 x 8'10	Main	Bedroom	11'5 x 10'11	Below	4
Finished Floor (Below):	1,104	Below	Laundry	10'4 x 5'7			x	Main	5
Finished Floor (Basement):	0	Below	Kitchen	11' x 9'			x	Main	4
		Below	Eating Area	9'5 x 8'2			x		
Finished Floor (Total):	2,497sq. ft.	Below	Living Room	10'5 x 17'2			x		
Unfinished Floor:	0	Below	Bedroom	9'6 x 12'1			x		
Grand Total:	2,497sq. ft.	Below	Bedroom	11'2 x 10'4			x		
		Main	Living Room	17'7 x 20'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	9'2 x 13'8			x		
		Main	Kitchen	10'10 x 10'8			x		
Suite: <b>Unauthorized Suite</b>		Main	Primary Bedroom	12'8 x 13'11			x		
Basement: <b>Full, Fully Finished</b>		Main	Walk-In Closet	5'5 x 6'4			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Sutton Group-West Coast Realty**

**Sutton Group-West Coast Realty**

**Step into 46260 Tournier Place—a beautifully designed home with 5 bedrooms plus a den, 3 bathrooms, and 2 full kitchens across 2500+ sqft of living space on two levels. The main floor impresses with soaring 13-ft vaulted ceilings in a bright, open-concept kitchen/living/dining area, a front balcony with scenic views, and direct access from the kitchen to a private backyard featuring a spacious covered patio—ideal for gatherings. Upstairs hosts 3 bedrooms and 2 bathrooms, including a luxurious primary suite with a walk-in closet, ensuite, soaker tub, and separate shower. Downstairs includes a 2-bedroom suite, laundry room, and home office. Tucked away in a quiet area yet just minutes to the highway, parks, shops, and more.**

<b>Active</b> <b>R2955205</b> Board: H House/Single Family	<b>45594 MEADOWBROOK DRIVE</b> Chilliwack Chilliwack Proper South V2P 0G6	Residential Detached <b>\$1,049,000</b> (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,143,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2019</b>
Frontage(feet): <b>47.55</b>	Bathrooms: <b>4</b>	Age: <b>6</b>
Frontage(metres): <b>14.49</b>	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,762.30</b>
Lot Area (sq.ft.): <b>3,912.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>029-948-347</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>Community</b>	

Style of Home: <b>Reverse 2 Storey w/Bsmt</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Brick, Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Mixed, Vinyl</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No :</b>		
R.I. Fireplaces:			
Fireplace Fuel: <b>Electric</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Electric, Forced Air</b>			
Outdoor Area: <b>Balcony(s)</b>	Floor Finish: <b>Mixed</b>		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 23, PLAN EPP64448, DISTRICT LOT 257, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,115	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,090	Main	Living Room	12' x 11'10	Bsmt	Bedroom	12'1 x 8'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'6 x 13'5			x	Main	2
Finished Floor (Below):	0	Main	Family Room	14'2 x 14'1			x	Above	4
Finished Floor (Basement):	810	Main	Pantry	5'11 x 5'4			x	Above	4
		Main	Foyer	5'5 x 3'10			x	Bsmt	4
Finished Floor (Total):	3,015sq. ft.	Main	Dining Room	13'2 x 11'			x		
Unfinished Floor:	0	Above	Primary Bedroom	12'1 x 14'1			x		
Grand Total:	3,015sq. ft.	Above	Bedroom	10'3 x 12'7			x		
		Above	Bedroom	13' x 12'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'11 x 12'9			x		
		Above	Walk-In Closet	8'3 x 5'4			x		
Suite: <b>Unauthorized Suite</b>		Bsmt	Kitchen	11'9 x 8'4			x		
Basement: <b>Full, Fully Finished</b>		Bsmt	Living Room	14'91 x 11'6			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Jovi Realty Inc.**

**Court order sale built in 2019 5 bedrm, 4 bathrm perfect home very desirable location across the street from Meadowbrook park to raise your family ,modern 3 story with 1 bed room basement suit with separate entrance ,home has amazing finishing w/top quality kitchen ,stone counter tops, large island luxury spa bathroom, central air condition ,fenced yard, outside BBQ connections ,hi efficiency furnace tank-less water heater ,Embrace the fabulous area with amenities within walking distance to Meadowbrook park ,middle/high school , shopping ,transit ,close access to HWY 1, BEAUTIFUL PLAYGROUND RITR IN FRONT.**

<b>Active</b> <b>R3018633</b> Board: H House/Single Family	<b>5133 CECIL RIDGE PLACE</b> Sardis Promontory V2R 6A1	Residential Detached <b>\$1,174,000</b> (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,325,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2009</b>
Frontage(feet): <b>59.78</b>	Bathrooms: <b>5</b>	Age: <b>16</b>
Frontage(metres): <b>18.22</b>	Full Baths: <b>4</b>	Zoning: <b>R3</b>
Depth / Size: <b>131.14</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,350.45</b>
Lot Area (sq.ft.): <b>7,840.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>026-309-718</b>	Tax Inc. Utilities?:
Flood Plain: <b>No</b>		Tour:
View: <b>Yes: mountains &amp; valley</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Stone, Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>		
R.I. Fireplaces:			
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	Floor Finish:		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 49, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:


Features:

Finished Floor (Main):	1,583	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,463	Main	Living Room	14' x 12'	Below	Media Room	15'10 x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 12'	Below	Kitchen	8' x 7'	Main 2
Finished Floor (Below):	0	Main	Den	11'6 x 10'	Below	Living Room	14'3 x 9'8	Above 5
Finished Floor (Basement):	1,561	Main	Kitchen	17'8 x 12'10	Below	Kitchen	9'3 x 6'6	Above 4
Finished Floor (Total):	4,607 sq. ft.	Main	Eating Area	10' x 8'6	Below	Bedroom	11' x 10'8	Bsmt 4
Unfinished Floor:	0	Main	Family Room	18' x 16'	Below	Bedroom	11' x 10'6	Bsmt 3
Grand Total:	4,607 sq. ft.	Main	Laundry	13' x 8'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'8 x 14'			x	
		Above	Study	10' x 6'6			x	
		Above	Bedroom	14'4 x 10'			x	
		Above	Bedroom	12'8 x 12'			x	
		Above	Bedroom	12'10 x 11'8			x	
		Above	Bedroom	12'10 x 11'8			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Separate Entry</b>								
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>3</b>	# of Rooms: <b>19</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Wheeler Cheam**

**Incredible Investment Opportunity! Discover the potential in this spacious 3-level home offering over 4,600 sqft of living space with stunning mountain views. The main and upper levels feature hardwood flooring, granite countertops, and stainless-steel appliances, creating a blend of comfort and style. Upstairs boasts 5 generous bedrooms and 3 bathrooms – perfect for growing families. The fully finished basement includes two self-contained suites, each with its own private entrance, ideal for extended family or rental income. Whether you're looking to invest or create your dream home, this property offers exceptional value and versatility. Don't miss this rare opportunity – schedule your viewing today!**



<b>Active</b> <b>R2958563</b> Board: H House with Acreage	<b>49780 LOOKOUT ROAD</b> Sardis Ryder Lake V4Z 1A5	Residential Detached <b>\$1,999,000</b> (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,375,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1993</b>
Frontage(feet): <b>1,356.5</b>	Bathrooms: <b>1</b>	Age: <b>32</b>
Frontage(metres): <b>413.47</b>	Full Baths: <b>1</b>	Zoning: <b>R</b>
Depth / Size: <b>1331.6</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,396.03</b>
Lot Area (sq.ft.): <b>1,759,780.44</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>40.40</b>	P.I.D.: <b>007-603-924</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: MOUNTAINS</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

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

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

Amenities: **Workshop Detached**

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 17'6			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: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>4</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**COURT ORDERED SALE! Welcome to 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 to subdivide, 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. DO NOT ENTER PROPERTY WITHOUT APPOINTMENT.**