

## Matt Thiessen

Homelife Glenayre Realty Company Ltd. Phone: 604-859-3141 www.mattthiessen.com matt@kinfolkrealty.com



R2425665 Board: H

2127 LOUGHEED HIGHWAY

Harrison Mills / Mt Woodside Mt Woodside

V0M 1A1

Residential Detached

\$199,800 (LP)

(SP) M



Sold Date: 0.00 Original Price: \$199,800 Frontage (feet): Bedrooms: Approx. Year Built: 1986 Meas. Type: **Feet** Depth / Size: Age: 34 Bathrooms: Lot Area (sq.ft.): 0.00 Full Baths: 3 Zoning: RS1 Flood Plain: Half Baths: 1 Gross Taxes: \$2,453.09 Yes 2019

Rear Yard Exp: For Tax Year: Council Apprv?: Tax Inc. Utilities?: No If new, GST/HST inc?:No P.I.D.: 000-572-047

Tour:

View: No:

Complex / Subdiv:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Sewer Type: City/Municipal

Style of Home: 2 Storey Construction: Frame - Wood

Exterior: Concrete

**Concrete Perimeter** Foundation:

Rain Screen: No

Renovations: # of Fireplaces: 0 Fireplace Fuel: Electric, Wood

City/Municipal Water Supply: Fuel/Heating: **Electric** 

Outdoor Area: Patio(s) Type of Roof: **Asphalt**  Total Parking: Covered Parking: Parking Access:

Parking: Open

Dist. to Public Transit: Dist. to School Bus:

Title to Land: Freehold NonStrata

Property Disc.: Yes PAD Rental: Fixtures Leased: No: Fixtures Rmvd: No:

Floor Finish: Wall/Wall/Mixed

Legal: PARTIAL OWNERSHIP: LOT 4, PLAN NWP13458, SECTION 19, TOWNSHIP 3, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND

**DISTRICT, EXCEPT PLAN 26833** 

Amenities:

Site Influences: Private Yard, Recreation Nearby ClthWsh/Dryr/Frdg/Stve/DW Features:

| Floor        | Type                    | Dimensions  | Floor        | Type | Dimensions | Floor | Туре               | Dimensions      |
|--------------|-------------------------|-------------|--------------|------|------------|-------|--------------------|-----------------|
| Main         | Living Room             | 21' x 13'   |              |      | x          |       |                    | x               |
| Main         | Kitchen                 | 11' x 10'   |              |      | x          |       |                    | x               |
| Main         | Dining Room             | 10' x 10'   |              |      | X          |       |                    | x               |
| Main         | Bedroom                 | 11' x 10'   |              |      | X          |       |                    | x               |
| Main         | Laundry                 | 11'6 x 11'  |              |      | X          |       |                    | x               |
| Above        | Master Bedroom          | 20'4 x 13'  |              |      | X          |       |                    | x               |
| Above        | Bedroom                 | 10'6 x 10'2 |              |      | X          |       |                    | x               |
| Above        | Bedroom                 | 10'6 x 10'2 |              |      | X          |       |                    | x               |
|              |                         | X           |              |      | X          |       |                    | X               |
|              |                         | X           |              |      | X          |       |                    | X               |
| Finished Flo | oor (Main): <b>1,61</b> | 0  # of Roo | ms: <b>8</b> |      | Bath       | Floor | # of Pieces Ensuit | e? Outbuildings |

|                            | 3             | K          |                |                        | X    |       |             |          | X              |
|----------------------------|---------------|------------|----------------|------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main):     | 1,610         | # of Roor  | ms: <b>8</b>   |                        | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
| Finished Floor (Above):    | 1,346         | # of Kitch | nens: <b>1</b> |                        | 1    | Main  | 2           | No       | Barn:          |
| Finished Floor (Below):    | 0             | # of Leve  | ls: <b>2</b>   |                        | 2    | Main  | 3           | No       | Workshop/Shed: |
| Finished Floor (Basement): | 0             | Suite: No  | ne             |                        | 3    | Above | 4           | Yes      | Pool:          |
| Finished Floor (Total):    | 2,956 sq. ft. | Crawl/Bsr  | nt. Height:    |                        | 4    | Above | 3           | No       | Garage Sz:     |
|                            |               | Beds in B  | asement: 0     | Beds not in Basement:4 | 5    |       |             |          | Grg Dr Ht:     |
| Unfinished Floor:          | 0             | Basement   | : None         |                        | 6    |       |             |          |                |
| Grand Total:               | 2,956 sq. ft. |            |                |                        | 7    |       |             |          |                |
|                            |               |            |                |                        | 8    |       |             |          |                |

Listing Broker(s): RE/MAX Sabre Realty Group

Court ordered sale of an undivided 50% interest of this approximately 1 acre property in Harrison Mills. Private. Easily gated. Sloping. View to gate and front road. 2 level house on property. Room to build a detached building or a S/C 5th wheel trailer parking slab. House has character. Options include owning the property as tenants in common with current residing occupant of the property. Could work for a purchaser who has a fixed income, some money, and prefers company. It provides far more freedom than any strata with restrictions on parking, pets, visitors etc. Alternatively, it could fit for an investor, to purchase the 50% interest and apply to court for an order to partition and sell the entire property. Note: Realtor cannot and will not provide legal advice.



# **Matt Thiessen**

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R2423977

Board: H House/Single Family **10063 WOODS ROAD** 

Chilliwack Chilliwack N Yale-Well V2P 6G6 Residential Detached

\$529,900 (LP)

(SP) M



Sold Date: 80.00 Original Price: \$529,900 Frontage (feet): Bedrooms: Approx. Year Built: 1972 Meas. Type: **Feet** 4 Depth / Size: 3 Age: 48 Bathrooms: Lot Area (sq.ft.): 8,801.00 Full Baths: 2 Zoning: R<sub>1</sub>A Flood Plain: 1 \$2,912.30 No Half Baths: **Gross Taxes:** 

Rear Yard Exp: For Tax Year: 2019
Council Apprv?: Tax Inc. Utilities?: No
If new, GST/HST inc?: P.I.D.: 005-110-939

Tour:

Dist. to School Bus:

View: No:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Sewer Type: City/Municipal

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access: **Front** 

Construction: Frame - Wood Parking: Carport; Single

Exterior: Mixed

Foundation: Concrete Perimeter
Rain Screen: Reno. Year: Dist. to Public Transit:
Title to Land: Freehold NonStrata

Renovations:
# of Fireplaces: 2

R.I. Plumbing:

R.I. Fireplaces:
Property Disc.: No

Fireplace Fuel: Wood
Water Supply: City/Municipal Metered Water: PAD Rental: Fixtures Leased: No:

Fuel/Heating: Forced Air, Natural Gas, Wood
Outdoor Area: Patio(s) & Deck(s)

Fixtures Rmvd: No:
Floor Finish:

Outdoor Area: Patio(s) & Deck(s)
Type of Roof: Tar & Gravel

Legal: LOT 62, PLAN NWP37999, DISTRICT LOT 335, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Features:

| Floor                                      | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type              | Dimensions   |
|--|----------------|-------------|-------|------|------------|-------|-------------------|--------------|
| Main                                       | Living Room    | 15'3 x 16'2 |       |      | x          |       |                   | x            |
| Main                                       | Bedroom        | 10'1 x 11'  |       |      | x          |       |                   | X            |
| Main                                       | Kitchen        | 11'4 x 10'5 |       |      | x          |       |                   | x            |
| Main                                       | Dining Room    | 12'4 x 11'4 |       |      | x          |       |                   | x            |
| Main                                       | Master Bedroom | 12'4 x 12'4 |       |      | x          |       |                   | x            |
| Main                                       | Bedroom        | 10'6 x 9'9  |       |      | x          |       |                   | X            |
| Main                                       | Bedroom        | 10'1 x 11'3 |       |      | x          |       |                   | X            |
| Bsmt                                       | Recreation     | 25'9 x 26'1 |       |      | x          |       |                   | X            |
| Bsmt                                       | Family Room    | 23'6 x 20'6 |       |      | x          |       |                   | X            |
|  |                | X           |       |      | X          |       |                   | X            |
| Finished Floor (Main): 4 COO # of Doorse O |                |             |       |      |            |       | f Diocos Ensuito? | Outhuildings |

Finished Floor (Main): 1,680 # of Rooms:9 Bath of Pieces Ensuite? Outbuildings Finished Floor (Above): # of Kitchens: 1 1 Main 2 Yes Barn: Finished Floor (Below): 2 Main 4 No 0 # of Levels: Workshop/Shed: 3 Finished Floor (Basement): 1,280 Suite: None **Bsmt** No Pool: Finished Floor (Total): 2,960 sq. ft. Crawl/Bsmt. Height: 4 Garage Sz: 5 Beds in Basement: 0 Beds not in Basement:4 Grg Dr Ht: 6 Unfinished Floor: Basement: Full 7 2,960 sq. ft. Grand Total: 8

Listing Broker(s): RE/MAX Masters Realty Century 21 Creekside Realty (Luckakuck Wy)

First time home buyer & INVESTMENT alert! Bring your ideas and creativity to this 4 bdrm, 3 bath home! Situated in the beautiful Little Mountain Area, close to Little Mountain Elementary! Enjoy the benefits of nearby shops, trails & more!



# **Matt Thiessen**

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R2417679

Board: H House with Acreage 7405 MARBLE HILL ROAD

Chilliwack Eastern Hillsides V4Z 1J5

Residential Detached

\$649,000 (LP)

(SP) M



Sold Date: 121.00 Original Price: \$699,900 Frontage (feet): Bedrooms: Approx. Year Built: 1996 Meas. Type: **Feet** 5 Depth / Size: Bathrooms: 3 Age: 24 Full Baths: 2 SR Lot Area (sq.ft.): 0.00 Zoning: Flood Plain: Half Baths: 1 Gross Taxes: \$3,845.89 No 2019

Rear Yard Exp: For Tax Year: Council Apprv?: Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 018-010-199 Tour: Virtual Tour URL

View: No:

Complex / Subdiv:

Services Connected: Natural Gas, Water

Sewer Type: Septic

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood

Exterior: Wood

Foundation: **Concrete Perimeter** 

Reno. Year: Rain Screen: Renovations: R.I. Plumbing: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Wood

City/Municipal Water Supply: Forced Air, Natural Gas Fuel/Heating:

Outdoor Area: Patio(s) & Deck(s) Type of Roof: Wood

Total Parking: Covered Parking: Parking Access: Parking: Open

Dist. to School Bus:

Dist. to Public Transit:

Title to Land: Freehold NonStrata

Property Disc.: No PAD Rental: Fixtures Leased: No: Fixtures Rmvd: No:

Floor Finish:

Legal: LOT 11, PLAN LMP7391, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Metered Water:

Amenities: **In Suite Laundry** 

Site Influences: Features:

| Floor        | Туре                    | Dimensions        | Floor         | Туре       | Dimensions  | Floor     | Туре               | Dimensions   |
|--------------|-------------------------|-------------------|---------------|------------|-------------|-----------|--------------------|--------------|
| Main         | Living Room             | 17' x 15'7        | Above         | Bedroom    | 9'9 x 12'2  |           |                    | x            |
| Main         | Dining Room             | 12' x 9'6         | Bsmt          | Bedroom    | 11'9 x 9'8  |           |                    | x            |
| Main         | Kitchen                 | 12'2 x 13'6       | Bsmt          | Bedroom    | 8'8 x 9'5   |           |                    | X            |
| Main         | Eating Area             | 15'9 x 10'11      | Bsmt          | Recreation | 13'7 x 15'5 |           |                    | X            |
| Main         | Pantry                  | 4'8 x 2'10        | Bsmt          | Mud Room   | 11'2 x 9'6  |           |                    | X            |
| Main         | Den                     | 13'7 x 10'4       | Bsmt          | Laundry    | 16'9 x 5'7  |           |                    | X            |
| Main         | Foyer                   | 15'10 x 6'2       |               |            | X           |           |                    | X            |
| Main         | Other                   | 8'9 x 6'3         |               |            | X           |           |                    | X            |
| Above        | Master Bedroom          | 20'2 x 16'4       |               |            | X           |           |                    | X            |
| Above        | Bedroom                 | 10'1 x 16'4       |               |            | X           |           |                    | X            |
| Finished Flo | oor (Main): <b>1,16</b> | <b>9</b> # of Roc | ms: <b>16</b> |            | Bath        | Floor # c | of Pieces Ensuite? | Outbuildings |
|              | oor (Above)· 1.11       | 15 # of Kito      | hens: 1       |            | 1           | Main      | 2 No               | Parn         |

| Finished Floor (Main):     | 1,169         | # of Rooms:16       |                        | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
|----------------------------|---------------|---------------------|------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Above):    | 1,115         | # of Kitchens: 1    |                        | 1    | Main  | 2           | No       | Barn:          |
| Finished Floor (Below):    | 869           | # of Levels: 3      |                        | 2    | Above | 3           | Yes      | Workshop/Shed: |
| Finished Floor (Basement): | 0             | Suite: None         |                        | 3    | Above | 3           | No       | Pool:          |
| Finished Floor (Total):    | 3,153 sq. ft. | Crawl/Bsmt. Height: |                        | 4    |       |             |          | Garage Sz:     |
|                            |               | Beds in Basement: 2 | Beds not in Basement:3 | 5    |       |             |          | Gra Dr Ht:     |
| Unfinished Floor:          | 0             | Basement: Part      |                        | 6    |       |             |          |                |
| Grand Total:               | 3,153 sq. ft. |                     |                        | 7    |       |             |          |                |
|                            | •             |                     |                        | 8    |       |             |          |                |

Listing Broker(s): Park Georgia Realty Ltd.

Court Order sale, 5 bedrooms, 3.5 baths, wood floors, great kitchen, deck off the master bedroom. Great home some TLC required. Allow time for showings.



# **Matt Thiessen**

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R2425760

Board: H House/Single Family 46709 HOPE RIVER ROAD

Chilliwack Fairfield Island V2P 7L5

Residential Detached

\$685,000 (LP)

(SP) M



Sold Date: 127.00 Original Price: \$685,000 Frontage (feet): Approx. Year Built: 1970 Meas. Type: **Feet** Bedrooms: 3 Depth / Size: 2 Age: 50 Bathrooms: 2 Lot Area (sq.ft.): 9,060.00 Full Baths: Zoning: R1 Flood Plain: O Gross Taxes: Yes Half Baths: \$3,253.33

Rear Yard Exp: For Tax Year: 2019 Council Apprv?: Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 008-385-467

Tour:

View: Yes: Mountains & Water

Complex / Subdiv: **Fairfield Island** 

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Exterior: Stucco, Wood Foundation: **Concrete Perimeter** 

Rain Screen: Renovations: **Partly** 

R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 2 Fireplace Fuel: Natural Gas Water Supply: Metered Water: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Asphalt Total Parking: 4 Covered Parking: 2 Parking Access: Front

Parking: Carport; Single, Garage; Single, Open

Dist. to School Bus: Dist. to Public Transit:

Title to Land: Freehold NonStrata

Property Disc.: No PAD Rental: Fixtures Leased: No: Fixtures Rmvd: No:

Floor Finish: Hardwood, Tile

Legal: LOT 121, PLAN NWP36981, DISTRICT LOT 385, GROUP 2, NEW WESTMINSTER LAND DISTRICT

2015

Reno. Year:

Amenities:

Site Influences:

ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Storage Shed, Windows - Thermo Features:

| Floor      | Туре              | Dimensions  | Floor        | Туре | Dimensions | Floor     | Туре              | Dimensions   |
|------------|-------------------|-------------|--------------|------|------------|-----------|-------------------|--------------|
| Main       | Kitchen           | 12' x 12'   |              |      | x          |           |                   | x            |
| Main       | Dining Room       | 8' x 12'    |              |      | x          |           |                   | X            |
| Main       | Living Room       | 20'8 x 13'8 |              |      | x          |           |                   | X            |
| Main       | Master Bedroom    | 24' x 14'   |              |      | x          |           |                   | X            |
| Main       | Bedroom           | 10' x 11'   |              |      | x          |           |                   | X            |
| Main       | Bedroom           | 14' x 10'2  |              |      | x          |           |                   | X            |
| Main       | Laundry           | 7'2 x 5'6   |              |      | x          |           |                   | X            |
|            |                   | X           |              |      | x          |           |                   | X            |
|            |                   | X           |              |      | x          |           |                   | X            |
|            |                   | X           |              |      | X          |           |                   | x            |
| Finished F | loor (Main): 1.48 | 3 # of Roo  | ms: <b>7</b> |      | Bath       | Floor # o | f Pieces Ensuite? | Outbuildings |

|                            | -             | ١.         |                  |                        |      |       |             |          | Х              |
|----------------------------|---------------|------------|------------------|------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main):     | 1,483         | # of Roo   | ms: <b>7</b>     |                        | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
| Finished Floor (Above):    | 0             | # of Kitcl | nens: <b>1</b>   |                        | 1    | Main  | 4           | No       | Barn:          |
| Finished Floor (Below):    | 1,037         | # of Leve  | els: <b>2</b>    |                        | 2    | Below | 4           | No       | Workshop/Shed: |
| Finished Floor (Basement): | 0             | Suite: Un  | authorized Su    | ite                    | 3    |       |             | No       | Pool:          |
| Finished Floor (Total):    | 2,520 sq. ft. | Crawl/Bsi  | nt. Height:      |                        | 4    |       |             | No       | Garage Sz:     |
|                            |               | Beds in B  | asement: 0       | Beds not in Basement:3 | 5    |       |             | No       | Gra Dr Ht:     |
| Unfinished Floor:          | 0             | Basemen    | t: Fully Finishe | ed, Part               | 6    |       |             | No       | 9              |
| Grand Total:               | 2,520 sq. ft. |            |                  |                        | 7    |       |             | No       |                |
|                            |               |            |                  |                        | 8    |       |             | No       |                |

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

This attractive rancher with basement home located in the preferred area of Fairfield Island sits nested back off the road with a view of the water just across the street and beautiful mountain scenery. Every room has had extra thought and time spent on updating. Newer Roof, vinyl windows, furnace and hot water tank. Hardwood floors and tile thru-out the main floor. In-law one bedroom suite downstairs with separate entrance. Hot Tub. Wrap around driveway, detached garage plus a carport. Fenced backyard. Young families, retirees, everyone will love this home.



# **Matt Thiessen**

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R2427442 Board: H

House/Single Family

5359 ABBEY CRESCENT

Sardis

Promontory V2R 0J6

Residential Detached \$850,000 (LP)

(SP) M

2019



Sold Date: 64.00 Original Price: \$850,000 Frontage (feet): Approx. Year Built: 2017 Meas. Type: **Feet** Bedrooms: 5 Depth / Size: 105 Age: Bathrooms: 3 Lot Area (sq.ft.): 7,154.00 Full Baths: Zoning: **R3** Flood Plain: Half Baths: O Gross Taxes: \$6,904.33 No

Rear Yard Exp: Northwest For Tax Year: Council Apprv?: Tax Inc. Utilities?: No

If new, GST/HST inc?: P.I.D.: 027-145-336 Tour: Virtual Tour URL

View: Yes: VALLEY RIVER & MOUNTAINS

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

Style of Home: 3 Storey Construction: Frame - Wood

Exterior: **Fibre Cement Board, Mixed Concrete Perimeter** Foundation:

Rain Screen: Reno. Year:

Renovations: R.I. Plumbing: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Natural Gas

Water Supply: City/Municipal Forced Air, Natural Gas Fuel/Heating:

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt Total Parking: 4 Covered Parking: 2 Parking Access: Front

Parking: Garage; Double

Dist. to Public Transit: Dist. to School Bus:

Title to Land: Freehold NonStrata

Property Disc.: No PAD Rental: Fixtures Leased: No: Fixtures Rmvd: No:

Floor Finish: Laminate, Tile, Wall/Wall/Mixed

Legal: LOT 126, PLAN BCP31276, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Metered Water:

Amenities:

Site Influences: Recreation Nearby, Shopping Nearby

Features:

| Floor         | Туре                   | Dimensions        | Floor          | Туре        | Dimensions   | Floor      | Туре              | Dimensions   |
|---------------|------------------------|-------------------|----------------|-------------|--------------|------------|-------------------|--------------|
| Main          | Living Room            | 23'2 x 20'        | Above          | Laundry     | 13'8 x 6'    |            |                   | x            |
| Main          | Kitchen                | 20' x 9'6         | Below          | Foyer       | 16'10 x 10'  |            |                   | x            |
| Main          | Dining Room            | 20' x 11'8        | Below          | Den         | 11'8 x 10'   |            |                   | X            |
| Main          | Media Room             | 22'10 x 16'4      | Below          | Mud Room    | 10' x 6'10   |            |                   | X            |
| Main          | Bedroom                | 16'4 x 14'6       | Below          | Bedroom     | 11'8 x 10'10 |            |                   | X            |
| Main          | Walk-In Closet         | 10' x 4'10        | Below          | Kitchen     | 16'6 x 14'1  |            |                   | X            |
| Above         | Recreation             | 18' x 16'4        | Below          | Living Room | 16' x 12'4   |            |                   | X            |
| Above         | Master Bedroom         | 20' x 16'10       |                |             | X            |            |                   | X            |
| Above         | Bedroom                | 14' x 13'         |                |             | X            |            |                   | X            |
| Above         | Bedroom                | 12'6 x 11'6       |                |             | X            |            |                   | X            |
| Finished Floo | or (Main): <b>1,93</b> | <b>86</b> # of Ro | oms: <b>17</b> |             | Bath         | Floor # of | f Pieces Ensuite? | Outbuildings |

| Finished Floor (Main):     | 1,936         | # of Rooms: <b>17</b>                                     | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
|----------------------------|---------------|---|------|-------|-------------|----------|----------------|
| Finished Floor (Above):    | 1,770         | # of Kitchens: 2  | 1    | Main  | 4           | No       | Barn:          |
| Finished Floor (Below):    | 586           | # of Levels: 3  | 2    | Above | 4           | No       | Workshop/Shed: |
| Finished Floor (Basement): | 0             | Suite: Unauthorized Suite                                 | 3    | Above | 5           | Yes      | Pool:          |
| Finished Floor (Total):    | 4,292 sq. ft. | Crawl/Bsmt. Height:                                       | 4    | Below | 4           | No       | Garage Sz:     |
|                            |               | Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b> | 5    |       |             |          | Grg Dr Ht:     |
| Unfinished Floor:          | 0             | Basement: Fully Finished, Separate Entry                  | 6    |       |             |          |                |
| Grand Total:               | 4,292 sq. ft. |   | 7    |       |             |          |                |
|                            |               |   | 8    |       |             |          |                |

Listing Broker(s): RE/MAX Little Oak Realty (Abbotsford)

Your new home search stops here! Beautiful home for the entire family with spectacular panoramic views of the Valley & Vedder River. Perched at the top of Promontory, close to elementary schools, hiking trails and parks. Quality built throughout this luxurious home offers 12' ceilings on main floor and vaulted ceiling upstairs. Fully finished basement with separate entry, two covered decks and spacious, double car garage. Don't wait, book your private viewing today!



Board: H

### Presented by:

## **Matt Thiessen**

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R2421850

**5133 CECIL RIDGE PLACE** 

Sardis

Promontory V2R 6A1 Residential Detached **\$919,000** (LP)

(SP) M



65.00 Original Price: \$919,000 Sold Date: Frontage (feet): Bedrooms: Approx. Year Built: 2009 Meas. Type: Feet Depth / Size: 98.21 O Age: 10 Bathrooms: Lot Area (sq.ft.): 6,370.00 Full Baths: 0 Zoning: **R3** Flood Plain: Half Baths: Gross Taxes: \$4,517.53 No O

Rear Yard Exp:For Tax Year:2019Council Apprv?:Tax Inc. Utilities?:NoIf new, GST/HST inc?:P.I.D.: 026-309-718

Tour:

View: Yes: MOUNTAIN & VALLEY
Complex / Subdiv: PROMONTORY HEIGHTS
Services Connected: Electricity, Natural Gas, Water

Sewer Type: City/Municipal

Style of Home: 2 Storey w/Bsmt.
Construction: Frame - Wood

Construction: Frame - Wood
Exterior: Stone, Stucco

Foundation: Concrete Perimeter

Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
# of Fireplaces: 1 R.I. Fireplaces:

Fireplace Fuel: Natural Gas
Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas
Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt

Total Parking: 6 Covered Parking: 2 Parking Access: Front

Parking: **Garage; Double** 

Dist. to Public Transit: Dist. to School Bus:

Title to Land: Freehold NonStrata

Property Disc.: **No**PAD Rental:
Fixtures Leased: **No**:
Fixtures Rmvd: **No**:

Floor Finish: Wall/Wall/Mixed

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

Metered Water:

Amenities: None

Site Influences: Features:

| Floor | Туре           | Dimensions   | Floor | Туре        | Dimensions   | Floor | Туре | Dimensions |
|-------|----------------|--------------|-------|-------------|--------------|-------|------|------------|
| Main  | Living Room    | 14' x 12'    | Above | Bedroom     | 12'10 x 11'8 |       |      | x          |
| Main  | Dining Room    | 12' x 12'    | Above | Bedroom     | 12'10 x 11'8 |       |      | x          |
| Main  | Den            | 11'6 x 10'   | Bsmt  | Media Room  | 15'10 x 10'4 |       |      | x          |
| Main  | Kitchen        | 17'8 x 12'10 | Bsmt  | Kitchen     | 8' x 7'      |       |      | x          |
| Main  | Eating Area    | 10' x 8'6    | Bsmt  | Living Room | 14'3 x 9'8   |       |      | x          |
| Main  | Family Room    | 18' x 16'    | Bsmt  | Kitchen     | 9'3 x 6'6    |       |      | x          |
| Main  | Laundry        | 13' x 8'6    | Bsmt  | Bedroom     | 11' x 10'8   |       |      | x          |
| Above | Master Bedroom | 17'8 x 14'   | Bsmt  | Bedroom     | 11' x 10'6   |       |      | x          |
| Above | Bedroom        | 14'4 x 10'   |       |             | X            |       |      | x          |
| Above | Bedroom        | 12'8 x 12'   |       |             | X            |       |      | X          |

| Finished Floor (Main):     | 1,583         | # of Rooms:18          |                         | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
|----------------------------|---------------|------------------------|-------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Above):    | 1,463         | # of Kitchens: 3       |                         | 1    |       |             |          | Barn:          |
| Finished Floor (Below):    | 0             | # of Levels: 3         |                         | 2    |       |             |          | Workshop/Shed: |
| Finished Floor (Basement): | 1,561         | Suite: Unauthorized Su | ite                     | 3    |       |             |          | Pool:          |
| Finished Floor (Total):    | 4,607 sq. ft. | Crawl/Bsmt. Height:    |                         | 4    |       |             |          | Garage Sz:     |
|                            |               | Beds in Basement: 2    | Beds not in Basement: 5 | 5    |       |             |          | Grg Dr Ht:     |
| Unfinished Floor:          | 0             | Basement: Full         |                         | 6    |       |             |          |                |
| Grand Total:               | 4,607 sq. ft. |                        |                         | 7    |       |             |          |                |
|                            |               |                        |                         | 8    |       |             |          |                |

Listing Broker(s): Coldwell Banker Vantage Realty

This 4607 sq.ft., 3 level home features mountain views, hardwood floors, granite countertops and stainless steel appliances. This home has 5 beds and 3 bath up, while basement offers 2 additional suites, each with its own separate entrance. Court Ordered Sale.