



Presented by:
P.A. 'Doc' Livingston PREC*

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Active **R2446962** **46709 HOPE RIVER ROAD** Residential Detached
 Board: H Chilliwack **\$685,000** (LP)
 House/Single Family Fairfield Island V2P 7L5 (SP)



Sold Date: Frontage (feet): **127.00** Original Price: **\$685,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1970**
 Depth / Size: Bathrooms: **2** Age: **50**
 Lot Area (sq.ft.): **9,060.00** Full Baths: **2** Zoning: **R1**
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$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: **Virtual Tour URL**

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.** Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Carport; Single, Garage; Single**
 Exterior: **Stucco, Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: **2015**
 Renovations: **Partly** R.I. Plumbing: R.I. Fireplaces:
 # of Fireplaces: **2** Metered Water:
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt** Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 121, PLAN NWP36981, DISTRICT LOT 385, GROUP 2, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **In Suite Laundry**
 Site Influences: **Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 12'	Below	Kitchen	9'6 x 8'11			x
Main	Living Room	20'8 x 13'8	Below	Eating Area	10' x 9'			x
Main	Dining Room	12' x 8'	Below	Living Room	19'8 x 12'8			x
Main	Master Bedroom	20' x 11'6	Below	Bedroom	14'2 x 13'5			x
Main	Walk-In Closet	9' x 4'6	Below	Walk-In Closet	6' x 3'3			x
Main	Bedroom	14' x 11'	Below	Laundry	3'6 x 3'6			x
Main	Bedroom	11' x 10'						x
Main	Flex Room	10' x 8'6						x
Main	Laundry	7'2 x 5'6						x
		x						x

Finished Floor (Main):	1,483	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	5	No	Barn:
Finished Floor (Below):	1,037	# of Levels:	2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3			No	Pool:
Finished Floor (Total):	2,520 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5			No	Grg Dr Ht:
Grand Total:	2,520 sq. ft.	Basement:	Full, Fully Finished	6			No	
				7			No	
				8			No	

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

Level entry rancher with full basement home located in Fairfield Island. This beauty includes two gorgeous modern kitchens. Newer Roof, vinyl windows, newer high efficiency furnace and hot water tank. Hardwood, laminate and tiled floors thru-out both floors. Double laundry. All appliances on both floors including built in microwaves. Large covered deck with Hot Tub. Unauthorized one bedroom suite downstairs with separate entrance. The river just across the street and beautiful mountain scenery. Wrap around driveway, detached garage plus a carport. Plenty of parking for RV or boat. Fenced backyard. Young families, retirees, everyone will love this home.



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Active
R2417679

7405 MARBLE HILL ROAD

Residential Detached

Board: H
 House with Acreage

Chilliwack
 Eastern Hillside
 V4Z 1J5

\$649,000 (LP)

(SP)



Sold Date:	Frontage (feet):	121.00	Original Price: \$699,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1996
Depth / Size:	Bathrooms:	3	Age: 24
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: SR
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,845.89
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-010-199
			Tour:

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**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

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

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

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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 Ro...	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
Main	Other	8'9 x 6'3						x
Above	Master Bedroom	20'2 x 16'4						x
Above	Bedroom	10'1 x 16'4						x

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:
Unfinished Floor:	0	Beds in Basement: 2	5				Grg Dr Ht:
Grand Total:	3,153 sq. ft.	Basement: Part	6				
		Bedrooms not in Basement: 3	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. Court Date Cancelled until further notice.



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Active **10063 WOODS ROAD** Residential Detached
R2423977 Chilliwack **\$529,900** (LP)
 Board: H Chilliwack N Yale-Well (SP)



Sold Date: Frontage (feet): **80.00** Original Price: **\$529,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
 Depth / Size: Bathrooms: **3** Age: **48**
 Lot Area (sq.ft.): **8,801.00** Full Baths: **2** Zoning: **R1A**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,912.30**
 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:

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** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: R.I. Plumbing: R.I. Fireplaces:
 Renovations: Metered Water:
 # of Fireplaces: **2** Property Disc.: **No**
 Fireplace Fuel: **Wood** PAD Rental:
 Water Supply: **City/Municipal** Fixtures Leased: **No** :
 Fuel/Heating: **Forced Air, Natural Gas, Wood** Fixtures Rmvd: **No** :
 Outdoor Area: **Patio(s) & Deck(s)** Floor Finish:
 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 Ro...	25'9 x 26'1			x			x
Bsmt	Family Room	23'6 x 20'6			x			x
		x			x			x

Finished Floor (Main):	1,680	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,280	Suite:	None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,960 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	2,960 sq. ft.	Basement:	Full	6				
				7				
				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!