



Presented by:  
**Luis Ayala PREC\***  
 Metro Edge Realty  
 Phone: 604-551-4418  
<http://www.luisayala.ca>  
[luis@luisayala.ca](mailto:luis@luisayala.ca)



**Active**  
**R2468280**

Board: H  
 Duplex

### 45649 MARIE AVENUE

Sardis  
 Vedder S Watson-Promontory  
 V2R 3M6

Multifamily  
**\$479,900** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>78.00</b>	Original Price: <b>\$524,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>6</b>	Frontage (metres): <b>23.77</b>
Depth / Size (ft.):	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1948</b>
Lot Area (sq.ft.): <b>5,837.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>72</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>2</b>	Zoning: <b>R1A</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,419.90</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>005-734-851</b>		Tour:
View:	<b>Yes: Mountains</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>		

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:

Metered **Y**

Total Parking: **6** Covered Parking: Parking Access: **Front**  
 Parking: **Open, RV Parking Avail.**  
 Dist. to Public Transit: **2 blocks** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **LOT 2, PLAN NWP59292, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>8' x 14'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>7' x 12'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>8' x 11'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>8' x 14'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>7' x 12'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>8' x 11'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>816</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3			<b>No</b>	Pool:
Finished Floor (Total): <b>816 sq. ft.</b>	Other Units:	Net Op. Income:	4			<b>No</b>	Garage Sz:
	Suite:		5			<b>No</b>	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6			<b>No</b>	
Grand Total: <b>816 sq. ft.</b>	Basement: <b>Crawl</b>		7			<b>No</b>	
			8			<b>No</b>	

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

**Legal duplex in an area that will soon be transformed by everything that is happening just across Vedder Rd. Both sides of this duplex are vacant. Huge backyard. Excellent location, and really close to shopping in Garrison and The Vedder River Trail. OCP calls for Medium Density Residential, so buy now, rent out and maintain cash flow while getting redevelopment plans ready.**



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**Active**  
**R2479040**

Board: H  
Duplex

**5630 TYSON ROAD**

Sardis  
Vedder S Watson-Promontory  
V2R 2K6

Multifamily  
**\$899,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>105.60</b>	Original Price: <b>\$899,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>12</b>	Frontage (metres): <b>32.19</b>
Depth / Size (ft.): <b>99</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1958</b>
Lot Area (sq.ft.): <b>10,454.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>62</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>R1-B</b>
Rear Yard Exp: <b>East</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$3,288.84</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>004-707-532</b>		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Ground Level Unit, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Electric**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: **12** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail., Visitor Parking**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 17, PLAN NWP19862, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5" x 14'	Main	Living Room	18'5" x 14'			x
Main	Kitchen	15' x 12'	Main	Kitchen	15' x 12'			x
Main	Dining Room	11'8" x 8'	Main	Dining Room	11' x 8'			x
Main	Bedroom	11'6" x 11'	Main	Bedroom	11'6" x 11'			x
Main	Bedroom	11' x 10'	Main	Bedroom	11' x 10'			x
Main	Laundry	8' x 5'6"	Main	Laundry	5' x 5'6"			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,950</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units: <b>2</b>	Income/annum:	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,950 sq. ft.</b>	Other Units:	Net Op. Income:	4			<b>No</b>	Garage Sz:
		Suite:		5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6			<b>No</b>	
Grand Total:	<b>1,950 sq. ft.</b>	Basement: <b>Crawl</b>		7			<b>No</b>	
				8			<b>No</b>	

Listing Broker(s): **Sutton Group Showplace Realty**

**Sutton Group Showplace Realty**

**Rare Sardis duplex property with 106' frontage on .27 acre lot. Close to Garrison Crossing, Vedder River, Canada Education Park, All levels of Schools, Sardis Public Library and Twin Rinks. Great access to transit. Huge yards and storage shed or workshop. Tons of parking. Well maintained property and fully tenanted. This is a great opportunity for an investor.**



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**Active**  
**R2486350**

Board: H  
Duplex

**9223-9225 ASHWELL ROAD**

Chilliwack  
Chilliwack W Young-Well  
V2P 3W5

Multifamily  
**\$924,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>135.00</b>	Original Price: <b>\$924,900</b>
Meas. Type:	# of Rooms:	<b>18</b>	Frontage (metres):
Depth / Size (ft.):	Bedrooms:	<b>8</b>	Approx. Year Built: <b>1978</b>
Lot Area (sq.ft.): <b>11,906.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>42</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>8</b>	Zoning: <b>R4</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$2,039.62</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>001-451-235</b>		Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

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

Metered **Y**

Total Parking: **8** Covered Parking: **Open** Parking Access: **Front**  
Parking:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Vinyl/Linoleum**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **STRATA LOT 1, PLAN NWS609, DISTRICT LOT 256, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
Amenities: **None**

Site Influences: **Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'4 x 11'10	Above	Living Room	12'5 x 17'7			x
Main	Living Room	22'6 x 12'1	Above	Dining Room	12'5 x 8'2			x
Main	Bedroom	11'10 x 8'5	Above	Kitchen	12'5 x 9'1			x
Main	Master Bedroom	10' x 15'10	Above	Master Bedroom	12'1 x 13'4			x
		x	Above	Bedroom	12'1 x 11'2			x
Main	Kitchen	8'4 x 11'10	Above	Living Room	12' x 17'0			x
Main	Living Room	21'4 x 10'	Above	Dining Room	12'5 x 8'3			x
Main	Master Bedroom	11'10 x 9'	Above	Kitchen	12'5 x 9'1			x
Main	Bedroom	11' x 14'9	Above	Master Bedroom	12' x 12'5			x
		x	Above	Bedroom	12' x 12'			x

Finished Floor (Main):	<b>1,906</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,130</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,036 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Suite:		5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6			<b>No</b>	
Grand Total:	<b>4,036 sq. ft.</b>	Basement: <b>None</b>		7			<b>No</b>	
				8			<b>No</b>	

Listing Broker(s): **Homelife Glenayre Realty Company Ltd.**

**Side by side duplex in a great location Across Prospera center on large 11,900sq, ft Lot. R4 zoning allowing attached multi-family development opportunity. Each unit is roughly 1,000 Sqft and has 2 bed/1Bath. Current rental income of \$3935. Great opportunity to own a 4-plex.**



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**Active**  
**R2488095**

Board: H  
Duplex

**46280 SECOND AVENUE**

Chilliwack  
Chilliwack E Young-Yale  
V2P 1S9

Multifamily  
**\$465,000** (LP)  
(SP)



Sold Date:	Frontage (feet): <b>63.00</b>	Original Price: <b>\$465,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>6</b>	Frontage (metres): <b>19.20</b>
Depth / Size (ft.): <b>122</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1949</b>
Lot Area (sq.ft.): <b>7,686.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>71</b>
Flood Plain: <b>No</b>	Beds not in Bsmt: <b>3</b>	Zoning: <b>R1A</b>
Rear Yard Exp: <b>South</b>	Bathrooms: <b>2</b>	Gross Taxes: <b>\$2,618.60</b>
Council Apprv?:	Full Baths: <b>2</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>011-375-736</b>	Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, None**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Add. Parking Avail., Open, Other**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Other**  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOT 13, BLOCK 11, PLAN NWP8631, DISTRICT LOT 332, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Independent living**

Site Influences: **Central Location, Lane Access, Private Yard**  
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 10'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	14' x 7'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Kitchen	13' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>960</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): <b>960 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>960 sq. ft.</b>	Basement: <b>None</b>		7				
			8				

Listing Broker(s): **Coldwell Banker Universe Realty**

**CURRENT ZONING RIA BUT POTENTIAL TO REZONE FOR MAKING FOURPLEX SUBJECT TO ZONING APPLICATION APPROVED BY CITY OF CHILLIWACK. THIS PROPERTY WAS BURNT RECENTLY & NOW THIS PROPERTY IS BEING SOLD BY SELLERS ON THE BASIS "AS IS WHERE IS. FOURPLEX IS ALREADY AVAILABLE IN THE NEIGHBOURHOOD. DO NOT MISS CHANCE TO VIEW THIS PROPERTY BEFORE IT GONE!**





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**Active**  
**R2494568**

Board: H  
Duplex

**9222 WINDSOR STREET**

Chilliwack  
Chilliwack E Young-Yale  
V2P 6C4

Multifamily  
**\$999,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>72.00</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>17</b>	Frontage (metres): <b>21.95</b>
Depth / Size (ft.): <b>158</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1969</b>
Lot Area (sq.ft.): <b>11,326.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>51</b>
Flood Plain: <b>Yes</b>	Beds not in Bsmt:	<b>7</b>	Zoning: <b>R1-B</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$3,690.03</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>006-685-935</b>		Tour:

View: **No** :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Other**

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

Metered

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed, Tile**  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOT 125, PLAN NWP32195, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:  
Features: **Air Conditioning**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	20' x 7'8	Main	Kitchen	18' x 7'8			x
Main	Dining Room	10' x 9'	Main	Dining Room	10' x 9'			x
Main	Living Room	10' x 11'	Main	Living Room	10' x 11'			x
Main	Bedroom	11'4 x 11'	Main	Solarium	15' x 15'			x
Main	Bedroom	10' x 10'6	Main	Master Bedroom	17'6 x 11'			x
Below	Bedroom	11' x 10'	Main	Foyer	16' x 9'			x
Below	Bedroom	11' x 10'	Below	Recreation	16' x 12'6			x
Below	Recreation	16' x 12'6	Below	Bedroom	11' x 10'			x
		x	Below	Bedroom	11' x 10'			x
		x			x			x

Finished Floor (Main):	<b>2,390</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>2,140</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,530 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Below</b>	<b>3</b>	<b>No</b>	Garage Sz:
		Suite:		5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6			<b>No</b>	
Grand Total:	<b>4,530 sq. ft.</b>	Basement: <b>Full</b>		7			<b>No</b>	
				8			<b>No</b>	

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

**Front entrances and floor plans are conducive for future addition of in-law suites in basement. Building has had significant upgrades, new Furnaces 4 yrs (central air 9220) new vinyl windows 5 yrs, New vinyl roof 5 yrs, updated oak kitchen granite counters, 15X15 sunroom with gas fireplace (9220) . Tile and laminate floors both sides. Detached single car garages, 9220 has attached shop onto garage and custom vinyl fencing. Massive .26 Acre lot, huge private yards for both units. Current income \$2800.00 per month, month to month tenancy. Great location and neighbourhood.**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luis@luisayala.ca



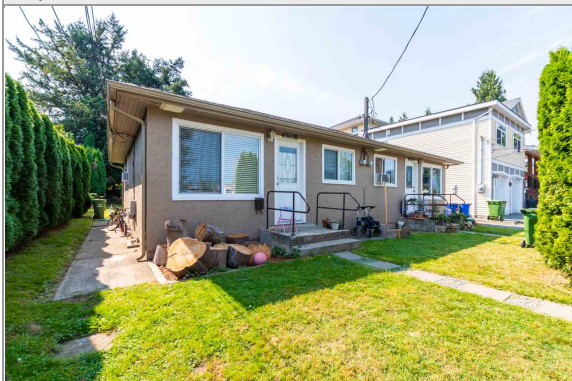
**Active**  
**R2495086**

Board: H  
Duplex

**45638 VICTORIA AVENUE**

Chilliwack  
Chilliwack N Yale-Well  
V2P 2T7

Multifamily  
**\$569,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>55.00</b>	Original Price: <b>\$569,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>10</b>	Frontage (metres): <b>16.76</b>
Depth / Size (ft.): <b>132</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1951</b>
Lot Area (sq.ft.): <b>7,260.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>69</b>
Flood Plain: <b>Yes</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>R1A</b>
Rear Yard Exp: <b>South</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$2,719.52</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>009-587-071</b>		Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, Open**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed**  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOT B, PLAN NWP11710, NEW WESTMINSTER LAND DISTRICT, DIVISION B**

Amenities: **Storage**

Site Influences: **Central Location**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 13'9	Main	Living Room	11'9 x 13'9			x
Main	Kitchen	9'10 x 6'4	Main	Kitchen	9'10 x 6'4			x
Main	Laundry	6'4 x 5'5	Main	Laundry	6'4 x 5'5			x
Main	Bedroom	7'10 x 9'2	Main	Bedroom	7'10 x 9'2			x
Main	Bedroom	7'10 x 10'2	Main	Bedroom	7'10 x 10'2			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,068</b>	Bachelor Units:	Income as at:	<b>9/8/2020</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	<b>\$25,200.00</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:		3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,068 sq. ft.</b>	Other Units:	Net Op. Income:		4			<b>No</b>	Garage Sz: <b>21'7x20</b>
		Suite:			5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:			6			<b>No</b>	
Grand Total:	<b>1,068 sq. ft.</b>	Basement: <b>Crawl</b>			7			<b>No</b>	
					8			<b>No</b>	

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

**Investor alert! Great income generating property with long-term tenants in place. Non conforming duplex with 2 bed 1 bath and separate in-suite laundry. Separate meters for hydro and gas, property is low maintenance and easy to manage! Roof is less than 10 years old, windows recently updated, brand new hot water tank in one side. Plenty of parking spots. Potential extra income from vacant 20' x 22' detached garage/storage. Situated on a quiet street across from a quaint little park, walking distance to the hospital, cultural center, leisure center and all other amenities. Current rent from both sides of the duplex is \$2100/month, hydro and gas NOT included, month to month tenants would love to stay. Don't miss this opportunity, call today to book your private showing!**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luis@luisayala.ca



**Active**  
**R2495253**

Board: H  
Duplex

**9536 BROADWAY STREET**

Chilliwack  
Chilliwack E Young-Yale  
V2P 5T6

Multifamily  
**\$849,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>76.00</b>	Original Price: <b>\$849,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>18</b>	Frontage (metres): <b>23.16</b>
Depth / Size (ft.): <b>120.</b>	Bedrooms:	<b>10</b>	Approx. Year Built: <b>1971</b>
Lot Area (sq.ft.): <b>9,120.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>49</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>10</b>	Zoning: <b>RES3</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$3,373.63</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?:
	P.I.D.: <b>006-742-688</b>		Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Ground Level Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: **5** Covered Parking: Parking Access: **Lane, Rear**  
Parking: **Open, Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **n**

Legal: **LOT 59, PLAN NWP2629, NEW WESTMINSTER LAND DISTRICT, DIVISION K**

Amenities: **Playground, Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>22' x 15'</b>	<b>Main</b>	<b>Living Room</b>	<b>22' x 15'</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10' x 18'</b>	<b>Main</b>	<b>Kitchen</b>	<b>10' x 18'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 11'</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x 11'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'6</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'6</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Living Room</b>	<b>22' x 15'</b>	<b>Above</b>	<b>Living Room</b>	<b>22' x 15'</b>			<b>x</b>
<b>Above</b>	<b>Kitchen</b>	<b>10' x 18'</b>	<b>Above</b>	<b>Kitchen</b>	<b>10' x 18'</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10' x 11'</b>	<b>Above</b>	<b>Bedroom</b>	<b>10' x 11'</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10' x 11'</b>	<b>Above</b>	<b>Bedroom</b>	<b>10' x 11'</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10'6 x 12'</b>	<b>Above</b>	<b>Bedroom</b>	<b>10'6 x 12'</b>			<b>x</b>

Finished Floor (Main): <b>2,147</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>2,268</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>4,415 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>4,415 sq. ft.</b>	Basement: <b>Full</b>		7				
			8				

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

**Fantastic cash flowing investment opportunity at a great price. This multi-family building sits in an amazing location with Johnson Park literally in your back yard. Roof and two hot waters tanks are less than 3 years old. OCP allows for future low rise apartments, townhomes, row homes, or small unit apartments.**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luis@luisayala.ca



**Active**  
**R2498191**

Board: H  
Duplex

**9469 PAULA CRESCENT**

Chilliwack  
Chilliwack E Young-Yale  
V2P 6H1

Multifamily  
**\$925,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>145.00</b>	Original Price: <b>\$925,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>12</b>	Frontage (metres): <b>44.20</b>
Depth / Size (ft.): <b>75</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1973</b>
Lot Area (sq.ft.): <b>10,890.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>47</b>
Flood Plain: <b>Yes</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>R1-B</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$3,296.93</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>004-897-943</b>		Tour: <b>Virtual Tour URL</b>

View: **No** :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**

Metered

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Carport; Single**  
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 178, PLAN NWP40108, DISTRICT LOT 334, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 12'7	Main	Living Room	15'3 x 12'7			x
Main	Kitchen	8'10 x 11'	Main	Kitchen	8'10 x 11'			x
Main	Bedroom	12'3 x 10'9	Main	Bedroom	12'3 x 10'9			x
Main	Bedroom	12'4 x 9'5	Main	Bar Room	12'4 x 9'5			x
Below	Bedroom	15' x 10'9	Below	Recreation	15' x 10'9			x
Below	Other	22'10 x 10'10	Below	Other	22'10 x 10'10			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,784</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,042</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>2,826 sq. ft.</b>	Other Units:	Net Op. Income:	4			<b>No</b>	Garage Sz:
		Suite:		5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6			<b>No</b>	
Grand Total:	<b>2,826 sq. ft.</b>	Basement: <b>Part, Partly Finished</b>		7			<b>No</b>	
				8			<b>No</b>	

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

**Excellent holding property or potential building development. Approx 145' frontage by 75' deep total. Beside the current duplex there is an approx 43'x75' space for potential lot (check with city). Both sides of the duplex are currently rented with excellent long term tenants and show amazing. Extremely well kept and a pleasure to show. Basically a mirror of each other. Main floor includes 2 bedrooms, 1 full bathroom, living room, kitchen and patio. Basement has rec room, laundry and 4th bedroom. Single car garage plus tons of extra parking. Oversized backyards, 1 fully fenced, the other partially fenced. New roof, furnaces and some updated windows. Check Matterport scan to virtually walk through both properties.**





Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luis@luisayala.ca



**Active**  
**R2500914**

Board: H  
Duplex

**7242 EVANS ROAD**

Sardis  
Sardis West Vedder Rd  
V2R 1L1

Multifamily

**\$699,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>78.00</b>	Original Price: <b>\$699,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>14</b>	Frontage (metres): <b>23.77</b>
Depth / Size (ft.): <b>150</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1978</b>
Lot Area (sq.ft.): <b>11,733.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>42</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>6</b>	Zoning: <b>R1B</b>
Rear Yard Exp: <b>East</b>	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$3,247.22</b>
Council Apprv?:	Full Baths:	<b>3</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>017-825-393</b>		Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Natural Gas, Radiant**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**  
Sprinklers?: **No**  
Bylaw Infractions?: **0**

Smoke Detectors?: **P**

Legal: **LOT 2, PLAN LMP5049, DISTRICT LOT 279, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 11'6	Below	Bedroom	11'6 x 9'10			x
Main	Living Room	18' x 13'	Main	Kitchen	20' x 7'			x
Main	Dining Room	14' x 11'7	Main	Living Room	10' x 13'8			x
Main	Master Bedroom	12'10 x 11'6	Main	Bedroom	13'8 x 9'3			x
Main	Bedroom	11' x 10'4			x			x
Main	Bedroom	11' x 9'6			x			x
Below	Kitchen	12' x 12'			x			x
Below	Living Room	16' x 12'			x			x
Below	Dining Room	16' x 10'			x			x
Below	Master Bedroom	12' x 12'			x			x

Finished Floor (Main):	<b>1,286</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,243</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>600</b>	3 Bed Units:	Less Op. Exp:	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,129 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Below</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>3,129 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
				8				

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

**INVESTORS OR PRIMARY OWNERSHIP ... 2 MORTGAGE HELPERS! LARGE SARDIS PROPERTY 78 X 150 .26 ACRE! FUTURE DEVELOPMENT POTENTIAL! ZONED R1B FOR DUPLEX. CURRENTLY DUPLEX SITS ON THE PROPERTY 6 BEDROOMS, 4 BATHS & A 3RD SUITE IN THE CONVERTED SINGLE GARAGE ... MORE LIKE A TRI-PLEX. ALL THE SUITES HAVE GREAT RENTERS. THERE IS A 24 X 16 STORAGE SHED THAT COULD BE EASILY CONVERTED INTO A NICE SHOP. CLOSE TO SHOPPING & EASY FREEWAY ACCESS**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luis@luisayala.ca



**Active**  
**R2503299**

Board: H  
Triplex

**45854 ROWAT AVENUE**

Chilliwack  
Chilliwack W Young-Well  
V2P 1J2

Multifamily  
**\$749,000** (LP)  
(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet): <b>84.00</b>	Original Price: <b>\$749,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>15</b>	Frontage (metres): <b>25.60</b>
Depth / Size (ft.): <b>158</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1953</b>
Lot Area (sq.ft.): <b>0.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>67</b>
Flood Plain: <b>Exempt</b>	Beds not in Bsmt: <b>6</b>	Zoning: <b>M2</b>
Rear Yard Exp:	Bathrooms: <b>3</b>	Gross Taxes: <b>\$2,273.88</b>
Council Apprv?:	Full Baths: <b>3</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>006-294-294</b>	Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas**  
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking:  
Parking: **Open** Parking Access: **Front**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 309, PLAN NWP48687, DISTRICT LOT 27, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'6	Main	Living Room	12' x 15'			x
Main	Kitchen	7' x 9'6	Main	Kitchen	14' x 17'6			x
Main	Master Bedroom	16'6 x 10'6	Main	Master Bedroom	12' x 10'			x
Main	Bedroom	14' x 8'3	Main	Bedroom	9'7 x 12'			x
Main	Steam Room	6'9 x 10'3	Main	Bedroom	9'10 x 11'6			x
Main	Laundry	11'6 x 4'			x			x
Main	Living Room	12' x 14'			x			x
Main	Bedroom	12' x 15'			x			x
Main	Kitchen	12' x 14'			x			x
Main	Laundry	12' x 10'			x			x

Finished Floor (Main):	<b>2,585</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units: <b>1</b>		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units: <b>1</b>	Income/annum: <b>\$30,000.00</b>	2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units: <b>1</b>	Less Op. Exp:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>2,585 sq. ft.</b>	Other Units:	Net Op. Income:	4			<b>No</b>	Garage Sz:
		Suite:		5	Main	<b>4</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6			<b>No</b>	
Grand Total:	<b>2,585 sq. ft.</b>	Basement: <b>Crawl</b>		7			<b>No</b>	
				8			<b>No</b>	

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

**Rare opportunity!!! to own a Triplex on a service industrial zone land. Great investment/holding property in central Chilliwack. Close to all amenities.**