

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Hope, Boston Bar - Lytton

MLS# H2150090

Residential Detached

47465 SUMAC DR, VOX 1L1

Active



List Price: \$64,900

Complex/Subdiv:

Frontage:	70.00 ft	Bedrooms:	4	PID:	004-941-900
Depth/Size:	137/.19 AC	Bathrooms:		Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1976
Rear Yard Exp:		Half Baths:	1	Age at List Date:	39
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,027 (2014)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Septic, Water				

Style of Home:	Rancher/Bungalow	Total Parking:	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single	
Exterior:	Aluminum			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			
Renovations:		Reno Year:	Possession:	
Flooring:	Mixed		Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal		Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Electric, Forced Air		Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	None		Out Buildings:	/Garage Sz: 18X24
Outdoor Area:	Balcony(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL KAP26920 LT 5 DL 1A LD 59
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 11'2			X			X
Main F.	Kitchen	13'6 X 10'			X			X
Main F.	Eating Area	11'2 X 7'8			X			X
Main F.	Family Room	15'6 X 11'7			X			X
Main F.	Bedroom	10'3 X 8'6			X			X
Main F.	Bedroom	10'1 X 10'6			X			X
Main F.	Bedroom	10'6 X 10'8			X			X
Below	Recreation Room	19'6 X 20'			X			X
Below	Bedroom	11'2 X 13'9			X			
Below	Bar Room	13'5 X 10'3			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,230	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	600	4
Total Finished Floor SqFt:	1,830	5
		6
Unfinished Floor:	630	7
Grand Total Floor Area:	2,460	8

Listing Broker(s): RE/MAX Nyda Realty (Hope)

Affordable accommodation in Boston Bar. Two level home. 18x24 workshop. 3 bedrooms & a bath & a half. Quite roomy of a home large recroom with bar area & 4th bedroom below.

Tax Report - 47465 SUMAC Drive
Record Updated - 12/11/2014

Jurisdiction	732-CHILLIWACK RURAL	Roll Number	00030600	Property ID	004-941-900
Property Addr	47465 SUMAC DR				
Municipality	CH-CHILLIWACK RURAL	Board Code	H		
Neighborhood	111-YALE TUNN N TO BOOTHROYD				
Area	H40-Hope				
Sub Area	H9W-Boston Bar - Lytton			More PID's	
Gross Taxes	\$2026.70	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

20290 KETTLE VALLEY RD
RR 3
HOPE BC
VOX 1L1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP26920	5		1A	59				
Legal Description PL KAP26920 LT 5 DL 1A LD 59								

Land & Building Information

Width	Depth	Lot Size	0.193 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 STANDARD	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$20,200	Gross Land	\$20,200	Gross Land	\$20,200
Improvement	\$101,000	Gross Improve	\$101,000	Gross Improve	\$101,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$121,200	Municipal Total	\$121,200	School Total	\$121,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/26/2012	\$62,100	CA2453837	REJECT NOT SUITED SALE ANALYSIS
01/04/1994	\$53,000	KH371	IMPRV SINGLE PROP CASH TRANSAC
03/05/1993	\$45,000	KG19729	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Chilliwack, Chilliwack E Young-Yale

MLS# H1404751

Residential Detached

46064 PRINCESS AV, V2P 2A3

Active



List Price: \$99,900

Complex/Subdiv: DOWNTOWN CHILLIWACK

Frontage:	33.00 ft	Bedrooms:	4	PID:	012-340-979
Depth/Size:	132	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1911
Rear Yard Exp:		Half Baths:	0	Age at List Date:	103
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,677 (2014)
Flood Plain:	No	Zoning:	R2		
View:	N				
Serv. Connected:	Electricity, Water				

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:			Court Ordered Sale
Water Supply:	City/Municipal	Mortgage Info:			\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP1737 LT 33 BLK 22 LD 36 DIV E
 Amenities:
 Site Influences: Central Location, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'			X			X
Main F.	Dining	12'10 X 10'			X			X
Main F.	Kitchen	9' X 8'			X			X
Main F.	Eating Area	8' X 7'			X			X
Above	Master Bedroom	16' X 12'			X			X
Above	Bedroom	10' X 9'10			X			X
Above	Bedroom	10' X 9'10			X			X
Above	Bedroom	10' X 9'3			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	700	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt:	700	
Finished Floor Down:	0	
Finished Floor Bsmt SqFt:	0	
Total Finished Floor SqFt:	1,400	
Unfinished Floor:	0	
Grand Total Floor Area:	1,400	

Listing Broker(s): Royal LePage West R.E.S.

VALUE IN LAND! 2 storey, 3 bedroom, 1 bath home built in 1911 in the heart of Chilliwack. Home has sustained fire damage. No access to the house as it has been condemned. Land value only.

Tax Report - 46064 PRINCESS
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	092546064	Property ID	012-340-979
Property Addr	46064 PRINCESS				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	015-SFD W/OCP MULTI-FAMILY				
Area	H90-Chilliwack				
Sub Area	H92-Chilliwack E Young-Yale			More PID's	
Gross Taxes	\$1676.79	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

50929 FORD CREEK PL
CHILLIWACK BC

V4Z 1K5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP1737	33	22		36				
Legal Description PL NWP1737 LT 33 BLK 22 LD 36								

Land & Building Information

Width	33	Depth	132	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	2 ST SFD BEFORE 1930 FAIR			Zoning	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$136,000	Gross Land	\$136,000	Gross Land	\$136,000
Improvement	\$71,400	Gross Improve	\$71,400	Gross Improve	\$71,400
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$207,400	Municipal Total	\$207,400	School Total	\$207,400

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/04/2009	\$270,000	CA1378894	REJECT NOT SUITED SALE ANALYSIS
08/29/2008	\$225,000	CA901820	REJECT NOT SUITED SALE ANALYSIS
08/28/2008	\$273,000	CA900299	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Hope, Boston Bar - Lytton

MLS# H2150486

Residential Detached

47390 ADAMSKI RD, VOK 1C0

Active



List Price: \$119,000

Complex/Subdiv:

Frontage:	30.00 ft	Bedrooms:	2	PID:	010-185-968
Depth/Size:	92 (IRR) / .1	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	6839.00	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,125 (2014)
Flood Plain:	No	Zoning:	N/A		
View:	Y - MOUNTAINS				
Serv. Connected:	Electricity, Septic, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Block	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Mixed, Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Oil				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT SALE
Fireplace Fuel:	Wood			Out Buildings:	/Garage Sz: 26X42
Outdoor Area:	Fenced Yard, Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	- AS IS WHERE IS - COURT SALE				

Legal: PL KAP6329 LT A BLK 4 DL 1A LD 60 DD211428F.
 Amenities: None
 Site Influences: Private Setting, Recreation Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'4			X			X
Main F.	Foyer	6'4 X 14'4			X			X
Main F.	Kitchen	7'1 X 11'			X			X
Main F.	Eating Area	6'10 X 11'			X			X
Main F.	Laundry	6' X 8'			X			X
Main F.	Master Bedroom	12'4 X 12'9			X			X
Main F.	Bedroom	11'3 X 9'5			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,050	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,050	5
		6
Unfinished Floor:	1,050	7
Grand Total Floor Area:	2,100	8

Listing Broker(s): RE/MAX Nyda Realty (Hope), RE/MAX Nyda Realty (Hope)

Solid rancher with massive detached garage in Boston Bar. Past updates on home include roof, vinyl windows, furnace, and hardwood floors. Over 1000 sq.ft. shop w/power & insulated, plus side & front garage doors. Exterior features fenced yard, oversized cov'd deck w/newer vinyl flooring, fish pond and asphalt driveway. Also has full unfinished basement that could make a good hobby area or additional workspace.

Tax Report - 47390 ADAMSKI Road
Record Updated - 12/11/2014

Jurisdiction	732-CHILLIWACK RURAL	Roll Number	00027100	Property ID	010-185-968
Property Addr	47390 ADAMSKI RD				
Municipality	CH-CHILLIWACK RURAL	Board Code	H		
Neighborhood	111-YALE TUNN N TO BOOTHROYD				
Area	H40-Hope				
Sub Area	H9W-Boston Bar - Lytton				
Gross Taxes	\$2125.39	(2014)		More PID's	Water Conn
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

47390 ADAMSKI RD
GD
BOSTON BAR BC
VOK 1C0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP6329	A	4	1A	60				
Legal Description	PL KAP6329 LT A BLK 4 DL 1A LD 60 DD211428F.							

Land & Building Information

Width	Depth	Lot Size	0.157 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 FAIR		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$19,100	Gross Land	\$19,100	Gross Land	\$19,100
Improvement	\$108,000	Gross Improve	\$108,000	Gross Improve	\$108,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$127,100	Municipal Total	\$127,100	School Total	\$127,100

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/21/2006	\$163,500	CA234484	REJECT NOT SUITED SALE ANALYSIS
10/08/2004	\$85,700	KW142690	REJECT NOT SUITED SALE ANALYSIS
05/12/1992	\$34,500	KF43440	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Hope, Hope Sunshine Valley

MLS# H1403930

Residential Detached

71817 MEADOW RD, VOX 1L5

Active



List Price: \$123,000

Complex/Subdiv:

Frontage:	64.00 ft	Bedrooms:	2	PID:	023-053-615
Depth/Size:	.14 ACRES	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1997
Rear Yard Exp:		Half Baths:	0	Age at List Date:	17
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,302 (2014)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Septic, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Log	Parking Access:	Lane
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Log		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Mixed		Title to Land:
Water Supply:	Community		Freehold Strata
Heat/Fuel:	Baseboard, Electric		Seller's Interest:
No. of Fireplaces:	2		Court Ordered Sale
Fireplace Fuel:	Wood		Mortgage Info:
Outdoor Area:	Sundeck(s)		\$0
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL KAS1607 LT 11 LD 59 SEC 1 TWP 4 RNG 25 MER 6 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
 Amenities: None
 Site Influences: Private Setting, Recreation Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'3 X 14'			X			X
Main F.	Kitchen	8'8 X 11'7			X			X
Main F.	Eating Area	8'4 X 11'7			X			X
Main F.	Master Bedroom	12'10 X 9'7			X			X
Main F.	Bedroom	10'4 X 11'7			X			X
Main F.	Laundry	10'1 X 8'2			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,000	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,000	5
		6
Unfinished Floor:	1,000	7
Grand Total Floor Area:	2,000	8

Listing Broker(s): Sutton Group - Showplace Rlty, Sutton Group - Showplace Rlty

What a great getaway! This 2 bedroom panabode home is located in Sunshine Valley. There's hiking, skiing, snowmobiling, ATVing all close by or, if you wish, a private backyard to just do nothing. A beautiful stone fireplace accents the living room and the kitchen and eating area are open concept. The basement needs work, but there is huge potential to expand your living space.

Tax Report - 71817 MEADOW Road
Record Updated - 12/11/2014

Jurisdiction	732-CHILLIWACK RURAL	Roll Number	05026021	Property ID	023-053-615
Property Addr	71817 MEADOW RD				
Municipality	CH-CHILLIWACK RURAL	Board Code	H		
Neighborhood	120-SUNSHINE VALLEY				
Area	H40-Hope				
Sub Area	H9V-Hope Sunshine Valley			More PID's	
Gross Taxes	\$1300.02	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

71817 MEADOW RD
RR 5
HOPE BC
VOX 1L5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAS1607	11			59	1	4	25	6
Legal Description								
PL KAS1607 LT 11 LD 59 SEC 1 TWP 4 RNG 25 MER 6								
Meridian W6, TOGETHER WITH AN INTEREST IN THECOMM								
ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size	0.14 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 STANDARD	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>	<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>	
Land	\$93,000	Gross Land	\$93,000
Improvement	\$105,000	Gross Improve	\$105,000
		Exempt Land	
		Exempt Improve	
Actual Total	\$198,000	Municipal Total	\$198,000
		School Total	\$198,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/30/2004	\$126,000	KW119714	IMPRV SINGLE PROP CASH TRANSAC
03/23/2004	\$114,000	KW32659	IMPRV SINGLE PROP CASH TRANSAC
08/28/1997	\$29,000	KL92958	VACANT SINGLE PROP CASH TRANSA

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhah
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Hope, Hope Center
560 THACKER AV, VOX 1L0

MLS# H2150068

Residential Detached
Active



List Price: \$146,900

Complex/Subdiv:

Frontage:	55.00 ft	Bedrooms:	2	PID:	010-220-429
Depth/Size:	110/.139 A	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	6050.00	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,846 (2014)
Flood Plain:	No	Zoning:	RS1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	4	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT ORDER
Fireplace Fuel:	None			Out Buildings:	
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL KAP6046 LT 31 DL 14 LD 59
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	14'5" X 11'			X			X
Main F.	Eating Area	8'4" X 7'6"			X			X
Main F.	Living Room	14' X 12'6"			X			X
Main F.	Bedroom	10'6" X 10'4"			X			X
Main F.	Bedroom	8' X 10'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	752	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	752	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	752	8

Listing Broker(s): RE/MAX Nyda Realty (Hope)

Cozy 2 bdrm rancher with full storage bsmt, located on quiet street between schools. Lovely little backyard w/garden area, fruit trees, land access & a workshop/storage area as well as attached single garage. Great area of town good starter home or for rental income. Needs work but good potential.

Tax Report - 560 THACKER
Record Updated - 12/11/2014

Jurisdiction	432-HOPE - DISTRICT OF	Roll Number	211264618	Property ID	010-220-429
Property Addr	560 THACKER				
Municipality	CH-DISTRICT OF HOPE	Board Code	H		
Neighborhood	000-TOWN OF HOPE				
Area	H40-Hope				
Sub Area	H9R-Hope Center			More PID's	
Gross Taxes	\$1845.69	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

PO BOX 1203
HOPE BC

V0X 1L0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP6046	31		14	59				
Legal Description PL KAP6046 LT 31 DL 14 LD 59								

Land & Building Information

Width	55	Depth	110	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 FAIR			Zoning	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$89,800	Gross Land	\$89,800	Gross Land	\$89,800
Improvement	\$70,000	Gross Improve	\$70,000	Gross Improve	\$70,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$159,800	Municipal Total	\$159,800	School Total	\$159,800

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/01/2006	\$149,000	CA263191	REJECT NOT SUITED SALE ANALYSIS
02/23/1994	\$79,000	KH15730	IMPRV SINGLE PROP CASH TRANSAC
12/07/1990	\$58,000	KD97738	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Hope, Hope Laidlaw

MLS# H1404764

Residential Detached

58321 MCKAY RD, VOX 1L2

Active



List Price: \$164,900

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	4	PID:	013-110-063
Depth/Size:	80 / .092 AC	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	4000.00	Full Baths:	2	Approx Yr Blt:	1976
Rear Yard Exp:		Half Baths:	0	Age at List Date:	38
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,440 (2014)
Flood Plain:	Yes	Zoning:	R1		
View:	Y - MTNS & FIELDS				
Serv. Connected:	Electricity, Septic, Water				

Style of Home:	2 Storey	Total Parking:	3	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Open, RV Parking Avail.		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Seller's Interest:			Court Ordered Sale
Water Supply:	Well - Drilled	Mortgage Info:			\$0
Heat/Fuel:	Propane Gas, Wood				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Propane, Wood			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: LD 36 SEC 30 TWP 4 RNG 27 MER 6 1/4, MERIDIAN W6, PL B4166.
 Amenities: Workshop Detached
 Site Influences: Private Yard, Rural Setting
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Free Standing F/P or Woodstove, Microwave

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'9" X 17'2"			X			X
Main F.	Kitchen	12' X 11'			X			X
Main F.	Dining	14' X 12'			X			X
Main F.	Foyer	11'6" X 10'11"			X			X
Main F.	Master Bedroom	15'4" X 13'6"			X			X
Above	Bedroom	15' X 11'5"			X			X
Above	Bedroom	12'8" X 11'6"			X			X
Above	Bedroom	12'7" X 11'5"			X			X
Above	Den	13'6" X 10'3"			X			
		X			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,250	Total # Rooms:	9
Finished Floor Up SqFt:	750	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,000	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,000		7
			8

Listing Broker(s): RE/MAX Nyda Realty (Hope)

Unique and cozy property located in picturesque and private setting. This 4 bedroom, 2 bath nicely finished home with stylish and open floor plan is a great 4 season getaway but still perfect for full time living. This home features soaring ceilings, expansive loft, updated kitchen with eating bar and plenty of storage, tile and laminate flooring, fully fenced low maintenance yard, covered patio, workshop and storage shed, new pressure tank, upgraded electrical and hot water tank and certified and efficient wood burning stove. All this in a gorgeous setting centered in pristine country fields surrounded by amazing mountain views.

Tax Report - 58321 MCKAY Road
Record Updated - 12/11/2014

Jurisdiction	732-CHILLIWACK RURAL	Roll Number	06243000	Property ID	013-110-063
Property Addr	58321 MCKAY RD				
Municipality	CH-CHILLIWACK RURAL	Board Code	H		
Neighborhood	130-LAIDLAW				
Area	H40-Hope				
Sub Area	H9S-Hope Laidlaw			More PID's	
Gross Taxes	\$1440.08	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

58321 MCKAY RD
RR 2
HOPE BC
VOX 1L2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
				36	30	4	27	6
Legal Description	LD 36 SEC 30 TWP 4 RNG 27 MER 6 1/4, Meridian W6, PL B4166.							

Land & Building Information

Width	50	Depth	80	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1.5 ST SFD AFTER 1930 STANDAR			Zoning	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$78,100	Gross Land	\$78,100	Gross Land	\$78,100
Improvement	\$122,000	Gross Improve	\$122,000	Gross Improve	\$122,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$200,100	Municipal Total	\$200,100	School Total	\$200,100

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/26/2010	\$240,000	CA1709808	IMPRV SINGLE PROP CASH TRANSAC
08/28/2008	\$240,000	CA898684	IMPRV SINGLE PROP CASH TRANSAC
01/16/2004	\$154,000	BW20524	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Hope, Hope Silver Creek

MLS# H1402996

Residential Detached

19798 SILVERHOPE RD, VOX 1L2

Active



List Price: \$168,000

Complex/Subdiv: SILVER CREEK

Frontage: 100.00 ft	Bedrooms: 4	PID: 004-778-782
Depth/Size: 150/.344 A	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 15000.00	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 1	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,936 (2013)
Flood Plain: Yes	Zoning: RS1	
View: N		
Serv. Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: Split Entry	Total Parking: 2	Covered Parking: 6
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL KAP8355 LT 21 LD 59 SEC 5 TWP 5 RNG 26 MER 6 MERIDIAN W6.
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23' X 14'			X			X
Main F.	Dining	12' X 10'6			X			X
Main F.	Kitchen	16' X 12'			X			X
Main F.	Master Bedroom	14'6 X 13'4			X			X
Main F.	Bedroom	16' X 11'			X			X
Main F.	Bedroom	16' X 11'			X			X
Below	Family Room	23' X 12'10			X			X
Below	Bedroom	18' X 10'			X			X
Below	Storage	9' X 8'			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,768	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Below
Finished Floor Down: 912	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,680	Basement Area: Part	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,680		8

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

Very large family home on over 1/3 acre in great neighbourhood. Home is in need of repair & renovation, your chance to build some sweat equity. 4 bdrms, 2 baths, 2 fireplaces, large sundeck, spacious workshop/storage area, circle driveway, lots of fruit trees. AS-IS, WHERE-IS. All measurements approximate, & must be verified by the Buyer if deemed important.

Tax Report - 19798 SILVERHOPE Road
Record Updated - 12/11/2014

Jurisdiction	432-HOPE - DISTRICT OF	Roll Number	636019798	Property ID	004-778-782
Property Addr	19798 SILVERHOPE RD				
Municipality	CH-DISTRICT OF HOPE	Board Code	H		
Neighborhood	130-SILVER CREEK				
Area	H40-Hope				
Sub Area	H9U-Hope Silver Creek			More PID's	
Gross Taxes	\$2764.86	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

19798 SILVERHOPE RD
RR 2
HOPE BC
V0X 1L2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP8355	21			59	5	5	26	6
Legal Description	PL KAP8355 LT 21 LD 59 SEC 5 TWP 5 RNG 26 MER 6 Meridian W6.							

Land & Building Information

Width	Depth	Lot Size	0.35 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$98,400	Gross Land	\$98,400	Gross Land	\$98,400
Improvement	\$148,000	Gross Improve	\$148,000	Gross Improve	\$148,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$246,400	Municipal Total	\$246,400	School Total	\$246,400

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/28/2006	\$280,000	LA135388	IMPRV SINGLE PROP CASH TRANSAC
09/28/1993	\$156,500	KG94482	IMPRV SINGLE PROP CASH TRANSAC
08/29/1986	\$63,000	X128836	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Hope, Hope Kawkawa Lake

MLS# H1404566

Residential Detached

66495 STEPHENS RD, VOX 1L1

Active



List Price: \$179,900

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	2	PID:	002-751-330
Depth/Size:	140/.161 A1	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	7000.00	Full Baths:	1	Approx Yr Blt:	1968
Rear Yard Exp:		Half Baths:	0	Age at List Date:	46
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,067 (2014)
Flood Plain:	No	Zoning:	RS1		
View:	N				
Serv. Connected:	Electricity, Natural Gas				

Style of Home:	Rancher/Bungalow	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Other	Parking Facilities:	Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	
Flooring:	Other	Possession:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Heat/Fuel:	Electric	Seller's Interest:	Court Ordered Sale
No. of Fireplaces:	1	Mortgage Info:	\$0
Fireplace Fuel:	Gas - Natural	Property Disclosure:	N - COURT ORDERED SALE
Outdoor Area:	Patio(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL KAP10947 LT 5 DL 56 LD 59
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 13'			X			X
Main F.	Kitchen	13' X 7'			X			X
Main F.	Master Bedroom	13' X 9'			X			X
Main F.	Bedroom	8'9 X 7'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,010	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,010	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,010	8

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

Court ordered sale. Great summer getaway close to Kawkawa Lake with still being close to lower mainland.

Tax Report - 66495 STEPHENS Road
Record Updated - 12/11/2014

Jurisdiction	432-HOPE - DISTRICT OF	Roll Number	213266495	Property ID	002-751-330
Property Addr	66495 STEPHENS RD				
Municipality	CH-DISTRICT OF HOPE	Board Code	H		
Neighborhood	100-KAWKAWA LAKE				
Area	H40-Hope				
Sub Area	H9T-Hope Kawkawa Lake			More PID's	
Gross Taxes	\$2067.17	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

10697 SALISBURY DR
SURREY BC

V4N 1N1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP10947	5		56	59				
Legal Description PL KAP10947 LT 5 DL 56 LD 59								

Land & Building Information

Width	50	Depth	140	Lot Size	FEET
Land Use				Actual Use	SEASONAL DWELLING
BCA Description	1 ST SFD AFTER 1930 STANDARD			Zoning	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$119,000	Gross Land	\$119,000	Gross Land	\$119,000
Improvement	\$60,900	Gross Improve	\$60,900	Gross Improve	\$60,900
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$179,900	Municipal Total	\$179,900	School Total	\$179,900

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/16/2004	\$93,000	KW95695	IMPRV SINGLE PROP CASH TRANSAC
09/27/1996	\$50,000	KK84088	IMPRV SINGLE PROP CASH TRANSAC
07/16/1990	\$39,900	KD58956	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Hope, Hope Silver Creek

MLS# H1404728

Residential Detached

63683 HEATHER AV, VOX 1L2

Active



List Price: \$189,900

Complex/Subdiv:

Frontage:	65.00 ft	Bedrooms:	2	PID:	005-749-247
Depth/Size:	120/.179 A	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	7800.00	Full Baths:	1	Approx Yr Blt:	1982
Rear Yard Exp:		Half Baths:	1	Age at List Date:	32
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,879 (2014)
Flood Plain:	Yes	Zoning:	RS1		
View:	Y - MOUNTAIN				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Rancher/Bungalow	Total Parking:	4	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	Cistern	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	None			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL KAP24987 LT 8 LD 59 SEC 5 TWP 5 RNG 26 MER 6 MERIDIAN W6.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'6			X			X
Main F.	Kitchen	16' X 11'6			X			X
Main F.	Dining	16' X 8'6			X			X
Main F.	Master Bedroom	11'4 X 11'			X			X
Main F.	Bedroom	11'4 X 11'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	975	Total # Rooms:	5
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	975	Basement Area:	Crawl
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	975		7
			8

Listing Broker(s): Landmark Realty Mission Ltd.

Lovely 2 bedroom rancher situated on a big, flat usable lot on a quiet street. Large single garage with workshop area. Two nice sized bedrooms, spacious living room.

Tax Report - 63683 HEATHER
Record Updated - 12/11/2014

Jurisdiction	432-HOPE - DISTRICT OF	Roll Number	201263683	Property ID	005-749-247
Property Addr	63683 HEATHER				
Municipality	CH-DISTRICT OF HOPE	Board Code	H		
Neighborhood	130-SILVER CREEK				
Area	H40-Hope				
Sub Area	H9U-Hope Silver Creek			More PID's	
Gross Taxes	\$1879.01	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

63683 HEATHER AVE
RR 2
HOPE BC
VOX 1L2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP24987	8			59	5	5	26	6
Legal Description	PL KAP24987 LT 8 LD 59 SEC 5 TWP 5 RNG 26 MER 6 Meridian W6.							

Land & Building Information

Width	Depth	Lot Size	0.19 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 STANDARD		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$86,500	Gross Land	\$86,500	Gross Land	\$86,500
Improvement	\$79,500	Gross Improve	\$79,500	Gross Improve	\$79,500
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$166,000	Municipal Total	\$166,000	School Total	\$166,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/27/2007	\$240,000	CA582182	IMPRV SINGLE PROP CASH TRANSAC
10/06/2005	\$163,000	KX142115	IMPRV SINGLE PROP CASH TRANSAC
05/19/2004	\$100,000	KW61042	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Chilliwack, Chilliwack N Yale-Well

MLS# H1404610

Residential Detached

9483 TUPPER ST, V2P 4G3

Active



List Price: \$198,000

Complex/Subdiv:

Frontage:	60.00 ft	Bedrooms:	3	PID:	010-985-875
Depth/Size:	106	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	6360.00	Full Baths:	1	Approx Yr Blt:	1950
Rear Yard Exp:		Half Baths:	1	Age at List Date:	64
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,826 (2014)
Flood Plain:	No	Zoning:	R1A		
View:	N				
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water					

Style of Home:	Rancher/Bungalow	Total Parking:	5	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Open		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:		Court Ordered Sale	
Water Supply:	City/Municipal	Mortgage Info:		\$0	
Heat/Fuel:	Electric, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - FORECLOSURE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP1737 LT 13 BLK 22 LD 36
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 14'			X			X
Main F.	Kitchen	11' X 12'			X			X
Main F.	Dining	8' X 8'			X			X
Main F.	Bedroom	13' X 10'			X			X
Main F.	Bedroom	9' X 10'			X			X
Main F.	Bedroom	9'6 X 10'			X			X
Main F.	Playroom	11' X 12'			X			X
Main F.	Laundry	4'6 X 8'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,437	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,437	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,437	8

Listing Broker(s): HomeLife Glenayre Realty (Msn)

Some updates ie: bathroom fixtures, kitchen but still needs some work. Loft dry-walled and used as bedroom/playroom. Lane access with detached workshop/garage. Private back yard. Appointments a must.

Tax Report - 9483 TUPPER Street
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	457709483	Property ID	010-985-875
Property Addr	9483 TUPPER ST				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	015-SFD W/OCP MULTI-FAMILY				
Area	H90-Chilliwack				
Sub Area	H93-Chilliwack N Yale-Well			More PID's	
Gross Taxes	\$1826.34	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

9483 TUPPER ST
CHILLIWACK BC

V2P 4G3

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP1737	13	22		36				
Legal Description PL NWP1737 LT 13 BLK 22 LD 36								

Land & Building Information

Width	60	Depth	106	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 STANDARD			Zoning	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$152,000	Gross Land	\$152,000	Gross Land	\$152,000
Improvement	\$73,800	Gross Improve	\$73,800	Gross Improve	\$73,800
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$225,800	Municipal Total	\$225,800	School Total	\$225,800

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/18/2006	\$186,800	BA400903	REJECT NOT SUITED SALE ANALYSIS
02/25/2005	\$170,000	CA48101	IMPRV SINGLE PROP CASH TRANSAC
11/18/2002	\$54,100	BT420613	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Chilliwack, Chilliwack N Yale-Well

MLS# H1404678

Residential Detached

9720 SIDNEY ST, V2P 4G6

Active



List Price: \$199,000

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	2	PID:	008-166-277
Depth/Size:	153/.176 A	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	7650.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,609 (2014)
Flood Plain:	Yes	Zoning:	R1A		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer				

Style of Home:	Rancher/Bungalow	Total Parking:	Covered Parking:	4
Construction:	Frame - Wood	Parking Access:		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Det.Grge/Carport, RV Parking Avail.	
Exterior:	Mixed, Vinyl	R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Rainscreen:		Reno Year:	Possession:	
Type of Roof:	Asphalt		Title to Land:	Freehold NonStrata
Renovations:			Seller's Interest:	Court Ordered Sale
Flooring:			Mortgage Info:	\$0
Water Supply:	City/Municipal			
Heat/Fuel:	Electric, Natural Gas			
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural		Out Buildings:	
Outdoor Area:	Fenced Yard, None			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL NWP11313 LT E LD 36
 Amenities:
 Site Influences: Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 13'4			X			X
Main F.	Kitchen	13' X 9'			X			X
Main F.	Master Bedroom	9'6 X 8'2			X			X
Main F.	Bedroom	9'7 X 8'2			X			X
Main F.	Laundry	4' X 8'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	600	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	600	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	600	8

Listing Broker(s): Sutton Group - Showplace Rlty, Sutton Group - Showplace Rlty

This is awesome opportunity to own your own home & extra large work shop for a great price. Tucked away on a big private lot with lots of mature trees, there is plenty of room to make an addition to this home. Tons of parking, newer roof, 1.5 baths, gas fireplace, gas stove, fenced yard. This home would make a perfect starter home & the shop is perfect for home based business. Quiet street close to public transit. Great value. Won't last.

Tax Report - 9720 SIDNEY Street
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	457809720	Property ID	008-166-277
Property Addr	9720 SIDNEY ST				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	002-E OF YOUNG N OR TRACKS				
Area	H90-Chilliwack				
Sub Area	H93-Chilliwack N Yale-Well				
Gross Taxes	\$1608.54	(2014)	More PID's Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

9720 SIDNEY ST
CHILLIWACK BC

V2P 4G6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP11313	E			36				
Legal Description		PL NWP11313 LT E LD 36						

Land & Building Information

Width	50	Depth	160	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 FAIR			Zoning	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$164,000	Gross Land	\$164,000	Gross Land	\$164,000
Improvement	\$34,100	Gross Improve	\$34,100	Gross Improve	\$34,100
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$198,100	Municipal Total	\$198,100	School Total	\$198,100

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/27/2010	\$198,000	CA1577546	IMPRV SINGLE PROP CASH TRANSAC
06/22/1994	\$117,000	BH235203	IMPRV SINGLE PROP CASH TRANSAC
12/18/1992	\$93,000	BF501082	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Chilliwack, Chilliwack E Young-Yale

MLS# H1404338

Residential Detached

46287 SECOND AV, V2P 1T1

Active



List Price: \$207,900

Complex/Subdiv:

Frontage:	60.00 ft	Bedrooms:	3	PID:	011-375-710
Depth/Size:	122/.17 AC	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1958
Rear Yard Exp:		Half Baths:	0	Age at List Date:	56
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,861 (2013)
Flood Plain:	Yes	Zoning:	R1-A		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow	Total Parking:	6	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open, RV Parking Avail.		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Renovation Year:			
Flooring:	Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:				Out Buildings:	/Workshop Sz: 22'4X18'3
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP8631 LT 9 BLK 11 DL 332 LD 36 GROUP 2.
 Amenities: Workshop Detached
 Site Influences: Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13'1 X 11'5			X			X
Main F.	Living Room	23'6 X 13'9			X			X
Main F.	Master Bedroom	18'11 X 12'14			X			X
Main F.	Bedroom	13'3 X 9'7			X			X
Main F.	Bedroom	10'2 X 9'6			X			X
Main F.	Laundry	17'7 X 7'6			X			X
Main F.	Foyer	8'1 X 3'7			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,354	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	
Finished Floor Down:	0	
Finished Floor Bsmt SqFt:	0	
Total Finished Floor SqFt:	1,354	
Unfinished Floor:	0	
Grand Total Floor Area:	1,354	

Listing Broker(s): Sutton Group - Showplace Rlty, Sutton Group - Showplace Rlty

This 3 bdrm rancher could be a great place to call home. Nice sized lot centrally located to all amenities, has lane access. Comes with detached garage/workshop/studio (22'4x18'3). Kitchen has been updated, along with newer flooring, & paint. Good sized master bdrm, open living, eating & kitchen area. Still needs some finishing, but what great possibilities as a starter home, or investment.

Tax Report - 46287 SECOND
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	091346287	Property ID	011-375-710
Property Addr	46287 SECOND				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	015-SFD W/OCP MULTI-FAMILY				
Area	H90-Chilliwack				
Sub Area	H92-Chilliwack E Young-Yale			More PID's	
Gross Taxes	\$1834.93	(2014)	Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

46287 SECOND AVE
CHILLIWACK BC

V2P 1T1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP8631	9	11	332	36				
Legal Description PL NWP8631 LT 9 BLK 11 DL 332 LD 36								

Land & Building Information

Width	Depth	Lot Size	0.17 ACRES
Land Use	Actual Use	SINGLE FAMILY DWELLING	
BCA Description	1 ST SFD AFTER 1930 FAIR	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$159,000	Gross Land	\$159,000	Gross Land	\$159,000
Improvement	\$67,700	Gross Improve	\$67,700	Gross Improve	\$67,700
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$226,700	Municipal Total	\$226,700	School Total	\$226,700

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/30/2000	\$109,200	BP258348	IMPRV SINGLE PROP CASH TRANSAC
03/26/1997		BL97605	REJECT NOT SUITED SALE ANALYSIS
06/01/1983	\$43,000	W80462E	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Agassiz, Agassiz

MLS# H1402623

Residential Detached

7542 LAUREL PL, VOM 1A2

Active



List Price: \$235,000

Complex/Subdiv:

Frontage:	60.00 ft	Bedrooms:	3	PID:	004-923-979
Depth/Size:	100/.138 A1	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	6011.00	Full Baths:	2	Approx Yr Blt:	1992
Rear Yard Exp:		Half Baths:	0	Age at List Date:	22
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,052 (2013)
Flood Plain:	Yes	Zoning:	R1A		
View:	Y - MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer				

Style of Home:	Rancher/Bungalow	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed	Seller's Interest:			Court Ordered Sale
Water Supply:	Sandpoint, Well - Shallow	Mortgage Info:			\$0
Heat/Fuel:	Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP51327 LT 185 LD 36 SEC 19 TWP 3 RNG 28 MER 6 MERIDIAN W6.
 Amenities: In Suite Laundry
 Site Influences: Central Location, Golf Course Nearby, Recreation Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'1" X 13'			X			X
Main F.	Dining	10'2" X 12'1"			X			X
Main F.	Kitchen	11'2" X 11'5"			X			X
Main F.	Master Bedroom	13'6" X 11'			X			X
Main F.	Bedroom	11'5" X 10'4"			X			X
Main F.	Bedroom	10' X 9'			X			X
Main F.	Den	12' X 10'			X			X
Main F.	Laundry	14'3" X 10'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,424	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	
Finished Floor Bsmt SqFt:	0	
Total Finished Floor SqFt:	1,424	
Unfinished Floor:	0	
Grand Total Floor Area:	1,424	

Listing Broker(s): Vybe Realty

Three bedroom & two full bathroom rancher in quiet residential area on corner lot. Nice layout with bonus den, spacious kitchen & large laundry/storage room. Double garage wired 220 (great for welder). Newer roof & overall good condition. Call for your viewing.

Tax Report - 7542 LAUREL Place
Record Updated - 12/11/2014

Jurisdiction	310-KENT - DISTRICT OF	Roll Number	535512681	Property ID	004-923-979
Property Addr	7542 LAUREL PL				
Municipality	CH-DISTRICT OF KENT	Board Code	H		
Neighborhood	001-AGASSIZ TOWNSITE				
Area	H10-Agassiz				
Sub Area	H9N-Agassiz			More PID's	
Gross Taxes	\$2134.42	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

7542 LAUREL PL
AGASSIZ BC

VOM 1A2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP51327	185			36	19	3	28	6
Legal Description	PL NWP51327 LT 185 LD 36 SEC 19 TWP 3 RNG 28 MER 6 Meridian W6.							

Land & Building Information

Width	Depth	Lot Size	0.138 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$142,000	Gross Land	\$142,000	Gross Land	\$142,000
Improvement	\$150,000	Gross Improve	\$150,000	Gross Improve	\$150,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$292,000	Municipal Total	\$292,000	School Total	\$292,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/26/2006	\$257,000	BA177975	IMPRV SINGLE PROP CASH TRANSAC
03/13/2003	\$155,000	BV87733	IMPRV SINGLE PROP CASH TRANSAC
10/16/2000	\$145,000	BP246524	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Chilliwack, Chilliwack E Young-Yale

MLS# H2150242

Residential Detached

9500 CARLETON ST, V2P 6E3

Active



List Price: \$239,000

Complex/Subdiv:

Frontage:	79.78 ft	Bedrooms:	4	PID:	008-792-755
Depth/Size:	144.51 / .26	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:	E	Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,262 (2014)
Flood Plain:	Yes	Zoning:	R1A		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Reno Year:		Possession:	
Renovations:		Title to Land:	Freehold NonStrata	Seller's Interest:	Court Ordered Sale
Flooring:	Mixed	Mortgage Info:	\$0		
Water Supply:	City/Municipal				
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP20391 LT E DL 334 LD 36 GROUP 2.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'11 X 13'10	Bsmt	Other	27' X 13'2			X
Main F.	Dining	14'4 X 9'2						X
Main F.	Kitchen	10'6 X 9'8						X
Main F.	Master Bedroom	13'2 X 12'10						X
Main F.	Bedroom	11'2 X 9'10						X
Main F.	Utility	13' X 6'						X
Above	Bedroom	13'1 X 12'11						X
Bsmt	Recreation Room	24'5 X 13'5						X
Bsmt	Bedroom	13'2 X 8'9						
Bsmt	Den	13'6 X 10'4						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,141	# Kitchens:	1		2
Finished Floor Up SqFt:	182	Finished Levels:	3		3
Finished Floor Down:	653	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	0	Basement Area:	Part, Partly Finished		5
Total Finished Floor SqFt:	1,976				6
		Suite:	None		7
Unfinished Floor:	355				8
Grand Total Floor Area:	2,331				

Listing Broker(s): RE/MAX LifeStyles Realty, RE/MAX LifeStyles Realty

Central location, on a quiet street. Large lot is 1/4 acre. Older home waiting for your remodelling ideas. Measurements are approximate & should be verified by the buyers if important to them.

Tax Report - 9500 CARLETON Street
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	468309500	Property ID	008-792-755
Property Addr	9500 CARLETON ST				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	002-E OF YOUNG N OR TRACKS				
Area	H90-Chilliwack				
Sub Area	H92-Chilliwack E Young-Yale			More PID's	
Gross Taxes	\$2262.21	(2014)	Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

9500 CARLETON ST
CHILLIWACK BC

V2P 6E3

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP20391	E		334	36				
Legal Description	PL NWP20391 LT E DL 334 LD 36 Group 2.							

Land & Building Information

Width	Depth	Lot Size	0.26 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 STANDARD		Zoning

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$176,000	Gross Land	\$176,000	Gross Land	\$176,000
Improvement	\$104,000	Gross Improve	\$104,000	Gross Improve	\$104,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$280,000	Municipal Total	\$280,000	School Total	\$280,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/12/2007	\$280,000	CA502316	IMPRV SINGLE PROP CASH TRANSAC
05/19/2000	\$143,600	BP115322	REJECT NOT SUITED SALE ANALYSIS
01/27/1983	\$55,000	W14063E	IMPRV SING PROP NON CASH TRANS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhah
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhah@gmail.com
 Website: www.aibhah.com

Chilliwack, Chilliwack E Young-Yale

MLS# H2150331

Residential Detached

9206 ARMITAGE ST, V2P 5Y4

Active



List Price: \$249,900

Complex/Subdiv:

Frontage:	60.00 ft	Bedrooms:	3	PID:	008-027-927
Depth/Size:	100	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	6000.00	Full Baths:	1	Approx Yr Blt:	1975
Rear Yard Exp:	S	Half Baths:	0	Age at List Date:	40
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,072 (2014)
Flood Plain:	Yes	Zoning:	R1A		
View:	N				
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water					

Style of Home:	Split Entry	Total Parking:	8	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Garage; Single, RV Parking Avail.		
Exterior:	Mixed, Stucco				
Rainscreen:	No	R/I Plumbing:	Yes	Dist to Public Trans:	CLOSE
Type of Roof:	Tar & Gravel			Dist to School Bus:	CLOSE
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Electric, Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE - SOLD "AS IS"
Fireplace Fuel:				Out Buildings:	/Workshop Sz: 26 X 30
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP44986 LT 182 DL 333 LD 36
 Amenities: Storage, Workshop Detached
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'10 X 13'4			X			X
Main F.	Kitchen	9' X 11'			X			X
Main F.	Dining	11' X 9'8			X			X
Main F.	Master Bedroom	12' X 11'			X			X
Main F.	Bedroom	9'5 X 9'9			X			X
Main F.	Bedroom	9'5 X 9'4			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,020	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	
Finished Floor Down:	0	
Finished Floor Bsmt SqFt:	0	
Total Finished Floor SqFt:	1,020	
Unfinished Floor:	900	
Grand Total Floor Area:	1,920	

Listing Broker(s): HomeLife Glenayre Realty

Court ordered sale. Split entry home in Chilliwack on a conveniently located corner lot with 3 bedrooms and 1 bathroom upstairs, unfinished basement. Large covered deck, detached 26' x 30' shop with high ceilings, great for the hobby mechanic. Priced to sell!

Tax Report - 9206 ARMITAGE Street
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	466409206	Property ID	008-027-927
Property Addr	9206 ARMITAGE ST				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	015-SFD W/OCP MULTI-FAMILY				
Area	H90-Chilliwack				
Sub Area	H92-Chilliwack E Young-Yale			More PID's	
Gross Taxes	\$2072.40	(2014)	Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

8722 BELLEVUE DR
CHILLIWACK BC

V2P 3W7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP44986	182		333	36				
Legal Description PL NWP44986 LT 182 DL 333 LD 36								

Land & Building Information

Width	Depth	Lot Size	0.14 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$142,000	Gross Land	\$142,000	Gross Land	\$142,000
Improvement	\$115,000	Gross Improve	\$115,000	Gross Improve	\$115,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$257,000	Municipal Total	\$257,000	School Total	\$257,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/22/2010	\$245,000	CA1616364	REJECT NOT SUITED SALE ANALYSIS
06/18/2010	\$235,000	CA1612435	REJECT NOT SUITED SALE ANALYSIS
04/10/2008		CA748059	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Agassiz, Agassiz

MLS# H1404634

Residential Detached

7517 ARBUTUS DR, VOM 1A2

Active



List Price: \$279,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 4	PID: 017-528-135
Depth/Size: 100/.139 A1	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 6054.00	Full Baths: 3	Approx Yr Blt: 1992
Rear Yard Exp:	Half Baths:	Age at List Date: 22
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,317 (2014)
Flood Plain: No	Zoning: R1	
View: Y - MOUNT CHEAM		
Serv. Connected: Electricity, Natural Gas		

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring:		Seller's Interest: Court Ordered Sale
Water Supply: Well - Shallow		Mortgage Info: \$0
Heat/Fuel: Natural Gas		
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: None		Out Buildings:
Outdoor Area: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL LMP1899 LT 3 LD 36 SEC 19 TWP 3 RNG 28 MER 6 MERIDIAN W6.
 Amenities:
 Site Influences: Central Location, Private Yard, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'4" X 17'	Below	Laundry	6'5" X 10'2"			X
Main F.	Dining	10' X 13'						X
Main F.	Kitchen	10'6" X 9'						X
Main F.	Nook	10'6" X 8'4"						X
Main F.	Master Bedroom	13'4" X 12'						X
Main F.	Bedroom	12' X 9'10"						X
	Bedroom	9'10" X 9'8"						X
Below	Office	10' X 9'5"						X
Below	Recreation Room	14'7" X 9'5"						
Below	Bedroom	9'3" X 8'4"						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,220	Total # Rooms: 11	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 1,100	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,320	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,320		8

Listing Broker(s): Sutton Group - Showplace Rlty, Sutton Group - Showplace Rlty

Opportunity knocks. Have a look at this 3 bdrm, 3 bath home locate in a family friendly neighbourhood. Beautiful south facing windows provide great natural lighting into your home. This home has an amazing view of Mt. Cheam from the large front deck. Easy highway access & only 10 minute drive to Harrison Hot Springs, lake & beach area, & 15 minutes to Chilliwack. Close to schools & all amenities. Fully fenced yard with shed. Excellent value & potential with this property.

Tax Report - 7517 ARBUTUS Drive
Record Updated - 12/11/2014

Jurisdiction	310-KENT - DISTRICT OF	Roll Number	125853525	Property ID	017-528-135
Property Addr	7517 ARBUTUS DR				
Municipality	CH-DISTRICT OF KENT	Board Code	H		
Neighborhood	001-AGASSIZ TOWNSITE				
Area	H10-Agassiz				
Sub Area	H9N-Agassiz			More PID's	
Gross Taxes	\$2317.18	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

7517 ARBUTUS DR
AGASSIZ BC

VOM 1A2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMP1899	3			36	19	3	28	6
Legal Description	PL LMP1899 LT 3 LD 36 SEC 19 TWP 3 RNG 28 MER 6 Meridian W6.							

Land & Building Information

Width	Depth	Lot Size	0.139 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0145	Zoning	

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$142,000	Gross Land	\$142,000	Gross Land	\$142,000
Improvement	\$175,000	Gross Improve	\$175,000	Gross Improve	\$175,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$317,000	Municipal Total	\$317,000	School Total	\$317,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/19/2008	\$368,666	CA889213	REJECT NOT SUITED SALE ANALYSIS
10/26/2001	\$159,000	BR284842	IMPRV SINGLE PROP CASH TRANSAC
06/12/1992	\$136,500	BF222242	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ishahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Harrison Mills / Mt Woodside, Mt Woodside

MLS# H1404371

Residential Detached

2061 FIELDER RD, VOM 1A1

Active



List Price: \$280,000

Complex/Subdiv:

Frontage:	146.00 ft	Bedrooms:	2	PID:	000-544-396
Depth/Size:	IRREG/4.05	Bathrooms:	2	Type:	Manufactured with L
Lot Area SqFt:	176418.00	Full Baths:	2	Approx Yr Blt:	2004
Rear Yard Exp:		Half Baths:	0	Age at List Date:	10
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,719 (2013)
Flood Plain:	No	Zoning:	RR1		
View:	Y - MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Septic				

Style of Home:	Manufactured/Mobile	Total Parking:	10	Covered Parking:	
Construction:	Manufactured/Mobile	Parking Access:	Front		
Foundation:	Other	Parking Facilities:	Open, Add. Parking Avail.		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	Well - Drilled			Mortgage Info:	\$0
Heat/Fuel:	Electric, Forced Air				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - FORECLOSURE
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP67762 LT 4 LD 36 SEC 30 TWP 3 RNG 29 MER 6 MERIDIAN W6, MFG HOME REG. # 88571 CSA#29120
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'10 X 13'3			X			X
Main F.	Kitchen	11'2 X 12'10			X			X
Main F.	Eating Area	15'6 X 12'10			X			X
Main F.	Family Room	13'2 X 15'6			X			X
Main F.	Master Bedroom	12'10 X 16'			X			X
Main F.	Bedroom	10' X 10'2			X			X
Main F.	Laundry	13'2 X 6'2			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,697	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3	
Finished Floor Bsmt SqFt:	0	4	
Total Finished Floor SqFt:	1,697	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	1,697	8	

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

If you want privacy, you have found it! You are surrounded by natural beauty! This modular home is bright & has an open concept. Kitchen is spacious with a bay window. Close to Harrison Mills, Hemlock Valley, Rowena's & Sandpiper Golf Course. This is the perfect place to get away from it all!

Tax Report - 2061 FIELDER Road
Record Updated - 12/11/2014

Jurisdiction	310-KENT - DISTRICT OF	Roll Number	136048071	Property ID	000-544-396
Property Addr	2061 FIELDER RD				
Municipality	CH-DISTRICT OF KENT	Board Code	H		
Neighborhood	002-DISTRICT OF KENT				
Area	h30				
Sub Area	h9y			More PID's	
Gross Taxes	\$2785.84	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

7544 TURNER ST
MISSION BC

V2V 2Z4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP67762	4			36	30	3	29	6
Legal Description PL NWP67762 LT 4 LD 36 SEC 30 TWP 3 RNG 29 MER 6 Meridian W6, Mfg Home Reg. # 88571.								

Land & Building Information

Width	Depth	Lot Size	4.057 ACRES
Land Use		Actual Use	2AC PLUS MANUFACTURED HOM
BCA Description	RELOC WASHCAR	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$227,000	Gross Land	\$227,000	Gross Land	\$227,000
Improvement	\$158,000	Gross Improve	\$158,000	Gross Improve	\$158,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$385,000	Municipal Total	\$385,000	School Total	\$385,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/14/2009	\$450,000	CA1228945	IMPRV SINGLE PROP CASH TRANSAC
08/14/2009	\$195,000	321995	REJECT NOT SUITED SALE ANALYSIS
01/25/2007	\$236,000	CA366406	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhah
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhah@gmail.com
 Website: www.aibhah.com

Chilliwack, Fairfield Island

MLS# H1403820

Residential Detached

46524 STRATHCONA RD, V2P 3T5

Active



List Price: \$302,500

Complex/Subdiv:

Frontage:	80.00 ft	Bedrooms:	5	PID:	006-682-243
Depth/Size:	130/.23 AC	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1973
Rear Yard Exp:		Half Baths:	1	Age at List Date:	41
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,613 (2013)
Flood Plain:	Yes	Zoning:	R1A		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer

Style of Home:	Split Entry	Total Parking:	6	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, RV Parking Avail.		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Tar & Gravel	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP43167 LT 317 DL 373 LD 36 GROUP 2.
 Amenities:
 Site Influences: Golf Course Nearby, Paved Road, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15'5" X 11'	Bsmt	Bedroom	13'5" X 21'4"			X
Main F.	Dining	8'11" X 11'	Bsmt	Laundry	8'7" X 11'5"			X
Main F.	Living Room	18' X 13'8"	Main F.	Foyer	7' X 3'10"			X
Main F.	Master Bedroom	8' X 10'2"			X			X
Main F.	Bedroom	11' X 13'4"			X			X
Main F.	Bedroom	9'8" X 11'			X			X
Bsmt	Kitchen	10'7" X 13'4"			X			X
Bsmt	Living Room	17'3" X 12'5"			X			X
Bsmt	Recreation Room	25' X 12'6"			X			
Bsmt	Bedroom	10'10" X 11'1"			X			

Floor Area (SqFt):		Total # Rooms:	13	Bathrooms	1 5 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,248	# Kitchens:	2		2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 4 Piece; Ensuite: N; Level: Below
Finished Floor Down:	0	Crawl/Bsmt Height:			4 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	1,612	Basement Area:	Fully Finished		5
Total Finished Floor SqFt:	2,860				6
Unfinished Floor:	0	Suite:	Unauthorized Suite		7
Grand Total Floor Area:	2,860				8

Listing Broker(s): Sutton Group - Showplace Rlty, Sutton Group - Showplace Rlty

Sought after Fairfield Island location, close to public school & Fairfield Island Park. This house is 2860 sq. ft. with almost 1/4 acre lot & has gone through many updates, open concept living, dining, & kitchen areas. There is a full 2 bedroom suite down with separate laundry. The garage has been turned into a great living space with it's own 3 pc washroom. This home provides lots of room for the growing family.

Tax Report - 46524 STRATHCONA Road
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	101746524	Property ID	006-682-243
Property Addr	46524 STRATHCONA RD				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	001-FAIRFIELD ISLAND				
Area	H90-Chilliwack				
Sub Area	H97-Fairfield Island			More PID's	
Gross Taxes	\$2591.07	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

46524 STRATHCONA RD
CHILLIWACK BC

46524 STRATHCONA RD
CHILLIWACK BC

V2P 3T5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP43167	317		373	36				
Legal Description PL NWP43167 LT 317 DL 373 LD 36								

Land & Building Information

Width	Depth	Lot Size	0.239 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$190,000	Gross Land	\$190,000	Gross Land	\$190,000
Improvement	\$131,000	Gross Improve	\$131,000	Gross Improve	\$131,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$321,000	Municipal Total	\$321,000	School Total	\$321,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/05/2010	\$305,625	CA1684920	IMPRV SINGLE PROP CASH TRANSAC
07/13/2007	\$319,000	CA503375	IMPRV SINGLE PROP CASH TRANSAC
08/04/2006	\$245,000	BA409855	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Chilliwack, Little Mountain

MLS# H1403589

Residential Detached

47507 SWALLOW CR, V2P 7P8

Active



List Price: \$304,900

Complex/Subdiv:

Frontage:	80.00 ft	Bedrooms:	3	PID:	000-593-010
Depth/Size:	121 / .22 AC	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	4	Approx Yr Blt:	1988
Rear Yard Exp:		Half Baths:	0	Age at List Date:	26
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,276 (2013)
Flood Plain:	No	Zoning:	R1A		
View:	Y - FARMLAND & MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Water				

Style of Home:	Split Entry	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, RV Parking Avail.		
Exterior:	Vinyl, Brick				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Wood			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural, Wood			Out Buildings:	/Garage Sz: 26'X13'/Door Ht: 7'
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP57856 LT 110 DL 461 LD 36 GROUP 2.

Amenities:

Site Influences: Golf Course Nearby, Paved Road, Private Setting, Private Yard, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'9" X 13'4"	Main F.	Foyer	12'10" X 7'			X
Main F.	Kitchen	17'7" X 13'						X
Main F.	Dining	11'2" X 9'1"						X
Main F.	Family Room	18'6" X 12'11"						X
Main F.	Master Bedroom	15' X 12'						X
Main F.	Bedroom	14'4" X 11'3"						X
Bsmt	Den	22' X 13'						X
Bsmt	Recreation Room	19' X 13'						X
Bsmt	Bedroom	16' X 12'6"						
Bsmt	Laundry	13' X 5'6"						

Floor Area (SqFt):

Main Floor Area SqFt: 1,754
 Finished Floor Up SqFt: 0
 Finished Floor Down: 1,463
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 3,217

Total # Rooms: 11
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: Fully Finished

Bathrooms

1 4 Piece; Ensuite: Y; Level: Main F.
 2 5 Piece; Ensuite: N; Level: Main F.
 3 4 Piece; Ensuite: N; Level: Bsmt
 4 3 Piece; Ensuite: N; Level: Bsmt
 5
 6
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 3,217

Listing Broker(s): Sutton Group - Showplace Rlty, Sutton Group - Showplace Rlty

Great opportunity here to build some sweat equity. Custom built home in need of some TLC. Sought after Little Mountain location. Easy access to the freeway, golf course, & shopping nearby. Lot is .223 of an acre looking out over farmland. Walk out to wrap around deck from the kitchen & family room.

Tax Report - 47507 SWALLOW
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	100347507	Property ID	000-593-010
Property Addr	47507 SWALLOW				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	002-E OF YOUNG N OR TRACKS				
Area	H90-Chilliwack				
Sub Area	H95-Little Mountain				
Gross Taxes	\$3415.56	(2014)		More PID's	
Tax Amount Updated - 12/11/14				Water Conn	

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

47507 SWALLOW CRES
CHILLIWACK BC

V2P 7P8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP57856	110		461	36				
Legal Description PL NWP57856 LT 110 DL 461 LD 36								

Land & Building Information

Width	Depth	Lot Size	0.223 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$217,000	Gross Land	\$217,000	Gross Land	\$217,000
Improvement	\$207,000	Gross Improve	\$207,000	Gross Improve	\$207,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$424,000	Municipal Total	\$424,000	School Total	\$424,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
11/26/1986	\$19,500	Z216539E	VACANT SINGLE PROP CASH TRANSA
07/17/1985	\$15,000	Y113818E	VACANT SINGLE PROP CASH TRANSA
07/10/1984	\$45,000	X77188E	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Chilliwack, Eastern Hillside

MLS# H1404767

Residential Detached

8480 BRADSHAW PL, V4Z 0A7

Active



List Price: \$319,900

Complex/Subdiv:

Frontage:	45.50 ft	Bedrooms:	4	PID:	027-029-921
Depth/Size:	.101 ACRES	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	4391.00	Full Baths:	3	Approx Yr Blt:	2008
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	6
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,724 (2014)
Flood Plain:	No	Zoning:	R3		
View:	N				
Serv. Connected:	Community				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Wall/Wall/Mixed	Seller's Interest:			Court Ordered Sale
Water Supply:	City/Municipal	Mortgage Info:			\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - FORECLOSURE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP29431 LT 11 LD 36 SEC 30 TWP 29
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'			X			X
Main F.	Kitchen	9' X 12'			X			X
Main F.	Dining	9' X 11'			X			X
Main F.	Master Bedroom	13' X 13'			X			X
Main F.	Bedroom	9'6" X 11'			X			X
Bsmt	Bedroom	10' X 9'			X			X
Bsmt	Bedroom	10' X 9'			X			X
Bsmt	Storage	9' X 14'			X			X
Bsmt	Media Room	19' X 18'2"			X			
Bsmt	Recreation Room	13' X 25'			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Main Floor Area SqFt:	1,207	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	1,489	Basement Area:	Full, Fully Finished	4	
Total Finished Floor SqFt:	2,696			5	
				6	
Unfinished Floor:	126	Suite:	None	7	
Grand Total Floor Area:	2,822			8	

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

CUSTOM RANCHER WITH FULL BASEMENT! 2800 sq. ft. 4 bdrm custom home in quiet desired E. Chilliwack location. Open & spacious great room concept, complete with natural gas corner fireplace, with cultured stone surround. Direct access to large covered patio, & to the fenced backyard. Classic maple kitchen with pantry area & island type counters, with bar stool seating. Master bedroom has full ensuite & walk-in closet & separate access to back deck. Call for info & tour today!

Tax Report - 8480 BRADSHAW Place
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	508208480	Property ID	027-029-921
Property Addr	8480 BRADSHAW PL				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	009-RYDER LK/PROMNTRY/MAJUBA				
Area	H90-Chilliwack				
Sub Area	H99-Eastern Hillside				
Gross Taxes	\$2723.60	(2014)		More PID's	Water Conn
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

4549 207 ST
LANGLEY BC

V4Z 0A7

Owner(s) 2 Name & Address

201-7408 VEDDER RD
CHILLIWACK BC

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP29431	11			36	30	29		
Legal Description PL BCP29431 LT 11 LD 36 SEC 30 TWP 29								

Land & Building Information

Width	Depth	Lot Size	4388 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0145	Zoning	

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$138,000	Gross Land	\$138,000	Gross Land	\$138,000
Improvement	\$201,000	Gross Improve	\$201,000	Gross Improve	\$201,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$339,000	Municipal Total	\$339,000	School Total	\$339,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/17/2011	\$347,000	CA2233699	REJECT NOT SUITED SALE ANALYSIS
02/09/2009	\$375,000	BB1045570	IMPRV SINGLE PROP CASH TRANSAC
04/12/2007		BB158896	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhah
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Sardis, Promontory

MLS# H1404666

Residential Detached

4802 TESKEY RD, V2R 5W8

Active



List Price: \$330,000

Complex/Subdiv: CEDAR GROVE ESTATES

Frontage: 48.00 ft	Bedrooms: 3	PID: 025-938-312
Depth/Size: 85 / .094 ACI	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 4080.00	Full Baths: 2	Approx Yr Blt: 2006
Rear Yard Exp:	Half Baths: 0	Age at List Date: 8
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,833 (2014)
Flood Plain: No	Zoning: CD6	
View: N		
Serv. Connected: Electricity, Water		

Style of Home: Basement Entry	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stone, Vinyl, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP11175 LT 11 LD 36 SEC 6 TWP 26

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'4" X 12'6"			X			X
Main F.	Dining	10' X 10'			X			X
Main F.	Kitchen	9'4" X 12'8"			X			X
Main F.	Nook	10'4" X 10'10"			X			X
Main F.	Family Room	12' X 13'6"			X			X
Main F.	Master Bedroom	11' X 14'			X			X
Main F.	Bedroom	9' X 11'4"			X			X
Main F.	Bedroom	9' X 11'4"			X			X
Bsmt	Den	9' X 10'			X			
Bsmt	Laundry	8' X 9'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,422
 Finished Floor Up SqFt: 0
 Finished Floor Down: 264
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 1,686

Total # Rooms: 10

Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: Full

Suite: None

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 3 Piece; Ensuite: Y; Level: Main F.

3

4

5

6

7

8

Unfinished Floor: 778

Grand Total Floor Area: 2,464

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

Great basement entry home, 3 nice sized bedrooms and 2 full baths, living room has great mountain views. Kitchen comes with a large island loads, of cabinets and counter space, great room concept with gas fireplace and patio doors out to a nice private deck. Basement has a den and laundry room. There is almost 800 sq feet to create whatever you need, would make a fantastic family/theater room. It is also roughed in for a bathroom. Walking distance to the elementary school.

Tax Report - 4802 TESKEY Road
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	462104802	Property ID	025-938-312
Property Addr	4802 TESKEY RD				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	012-PROMONTORY DEV AREA				
Area	H70-Sardis				
Sub Area	H9F-Promontory			More PID's	
Gross Taxes	\$2833.28	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

4802 TESKEY RD
CHILLIWACK BC

V2R 5W8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP11175	11			36	6	26		
Legal Description PL BCP11175 LT 11 LD 36 SEC 6 TWP 26								

Land & Building Information

Width	Depth	Lot Size	4456 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0145	Zoning	

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$169,000	Gross Land	\$169,000	Gross Land	\$169,000
Improvement	\$183,000	Gross Improve	\$183,000	Gross Improve	\$183,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$352,000	Municipal Total	\$352,000	School Total	\$352,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/24/2013	\$344,000	CA3091714	REJECT NOT SUITED SALE ANALYSIS
06/28/2006	\$329,007	BA522153	IMPRV SINGLE PROP CASH TRANSAC
05/19/2004		BW211358	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhahé
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Chilliwack, Eastern Hillside

MLS# H2150559

Residential Detached

8521 UNITY DR, V4Z 1K6

Active



List Price: \$349,900

Complex/Subdiv: FORD CREEK

Frontage:	55.00 ft	Bedrooms:	3	PID:	025-824-198
Depth/Size:	98	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	5227.00	Full Baths:	2	Approx Yr Blt:	2004
Rear Yard Exp:	E	Half Baths:	1	Age at List Date:	11
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,059 (2014)
Flood Plain:	No	Zoning:	R3		
View:	Y - MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Metal				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	NEAR
Type of Roof:	Asphalt			Dist to School Bus:	NEAR
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	1	R/I Fireplaces:	0	Property Disclosure:	N - COURT SALE "AS IS/WHERE IS"
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 18'6 X 21
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	Y - COURT SALE AS IS WHERE IS				
Fixt Removed:	Y - COURT SALE AS IS WHERE IS				

Legal: PL BCP8889 LT 5 LD 36 SEC 30 TWP 29
 Amenities: None
 Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl: Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	7'8 X 8'4	Above	Master Bedroom	13'3 X 15'10			X
Main F.	Den	9'3 X 9'5	Above	Walk-In Closet	4'6 X 7'2			X
Main F.	Living Room	13'7 X 19'3	Above	Bedroom	10'6 X 11'4			X
Main F.	Dining	12'4 X 13'2	Above	Bedroom	10'4 X 13'1			X
Main F.	Kitchen	11'2 X 13'4			X			X
Main F.	Laundry	6'6 X 9'8			X			X
Bsmt	Games Room	13' X 23'9			X			X
Bsmt	Storage	7' X 7'10			X			X
Bsmt	Storage	7'7 X 12'3			X			
Bsmt	Recreation Room	13'7 X 28'6			X			

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms	1 2 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,066	# Kitchens:	1		2 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt:	768	Finished Levels:	3		3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	0	Basement Area:	FULL, Unfinished		5
Total Finished Floor SqFt:	1,834				6
Unfinished Floor:	1,066	Suite:	None		7
Grand Total Floor Area:	2,900				8

Listing Broker(s): Landmark Realty Corp.

Two storey plus full basement home in Ford Creek subdivision. Superb freeway access, just a couple minutes to Cottonwood Corner or Bridal Falls. This home has a full, unfinished basement, with windows and level walkout to the backyard. The backyard. The main floor has some hardwood floors, high living room ceiling, gas fireplace, dining room, kitchen with maple cabinets and island, laundry and den. The upstairs has 3 good-sized bedrooms. The master bedroom has a walk-in closet and full ensuite with double sinks. Another full bathroom serves the remaining two bedrooms. An excellent condition home in a great area.

Tax Report - 8521 UNITY Drive
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	508508521	Property ID	025-824-198
Property Addr	8521 UNITY DR				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	009-RYDER LK/PROMNTRY/MAJUBA				
Area	H90-Chilliwack				
Sub Area	H99-Eastern Hillside			More PID's	
Gross Taxes	\$3059.17	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

8521 UNITY DR
CHILLIWACK BC

8521 UNITY DR
CHILLIWACK BC

V4Z 1K6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP8889	5			36	30	29		
Legal Description PL BCP8889 LT 5 LD 36 SEC 30 TWP 29								

Land & Building Information

Width	Depth	Lot Size	0.12 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0147	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$146,000	Gross Land	\$146,000	Gross Land	\$146,000
Improvement	\$235,000	Gross Improve	\$235,000	Gross Improve	\$235,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$381,000	Municipal Total	\$381,000	School Total	\$381,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/09/2011	\$407,000	CA2183986	REJECT NOT SUITED SALE ANALYSIS
08/31/2006	\$374,900	CA282583	REJECT NOT SUITED SALE ANALYSIS
12/19/2003		BV534151	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Sardis, Promontory

MLS# H2150222

Residential Detached

5725 KESTREL DR, V2R 0E7

Active



List Price: \$379,000

Complex/Subdiv:

Frontage:	44.29 ft	Bedrooms:	4	PID:	026-691-752
Depth/Size:	.09 ACRES	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	2007
Rear Yard Exp:		Half Baths:	1	Age at List Date:	8
Meas Type:	Metres	If New GST/HST Incl:	No	Taxes:	\$3,070 (2014)
Flood Plain:	No	Zoning:	R3		
View:	Y - VALLEY				
Serv. Connected:	Storm Sewer, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:	Full	R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:			
Flooring:	Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	1	Property Disclosure:	N - FORECLOSURE		
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP24137 LT 64 LD 36 SEC 8 TWP 26
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	13'4" X 14'			X			X
Main F.	Kitchen	9'8" X 14'			X			X
Main F.	Great Room	13' X 19'10"			X			X
Main F.	Foyer	8' X 8'			X			X
Main F.	Den	12'9" X 9'			X			X
Above	Master Bedroom	13' X 15'			X			X
Above	Bedroom	12'4" X 10'2"			X			X
Above	Bedroom	12'2" X 11'2"			X			X
Above	Bedroom	12'10" X 10'10"			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,046	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,187	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,233	5
		6
Unfinished Floor:	1,037	7
Grand Total Floor Area:	3,270	8

Listing Broker(s): Sutton Group - Showplace Rlty

Great family home in a quiet neighbourhood in Promontory. Great features include; large master bdrm & ensuite, large unfinished bsmt that would make an excellent media room & storage area or an in-law suite. Fully fenced yard & much more. Call today for your private viewing.

Tax Report - 5725 KESTREL Drive
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	471105725	Property ID	026-691-752
Property Addr	5725 KESTREL DR				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	012-PROMONTORY DEV AREA				
Area	H70-Sardis				
Sub Area	H9F-Promontory			More PID's	
Gross Taxes	\$3070.00	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

5725 KESTREL DR
CHILLIWACK BC

V2R 0E7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP24137	64			36	8	26		
Legal Description PL BCP24137 LT 64 LD 36 SEC 8 TWP 26								

Land & Building Information

Width	Depth	Lot Size	0.09 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0147	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$160,000	Gross Land	\$160,000	Gross Land	\$160,000
Improvement	\$222,000	Gross Improve	\$222,000	Gross Improve	\$222,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$382,000	Municipal Total	\$382,000	School Total	\$382,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/29/2007	\$459,575	BB131994	IMPRV SINGLE PROP CASH TRANSAC
06/06/2006		BA291510	REJECT NOT SUITED SALE ANALYSIS

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Rosedale, Rosedale Popkum
49810 YALE RD, V4Z 0B3

MLS# H2150130

Residential Detached
Active



List Price: \$399,900

Complex/Subdiv:

Frontage:	250.00 ft	Bedrooms:	3	PID:	015-297-110
Depth/Size:	250/1.6 AC	Bathrooms:	1	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1880
Rear Yard Exp:	S	Half Baths:	0	Age at List Date:	135
Meas Type:	Feet	If New GST/HST Incl:	No	Taxes:	\$635 (2014)
Flood Plain:	Yes	Zoning:	AL		
View:	Y - FARMLAND & MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Storm Sewer, Water				

Style of Home:	2 Storey	Total Parking:	10	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, RV Parking Avail.		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed	Seller's Interest:			Court Ordered Sale
Water Supply:	City/Municipal	Mortgage Info:			\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP83574 LT 1 DL 384 LD 36
 Amenities:
 Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 18'6			X			X
Main F.	Kitchen	14' X 12'1			X			X
Main F.	Office	12' X 11'6			X			X
Main F.	Foyer	15'5 X 7'8			X			X
Main F.	Master Bedroom	16'2 X 10'6			X			X
Main F.	Laundry	18' X 4'			X			X
Main F.	Dining	18' X 11'			X			X
Above	Bedroom	16' X 10'3			X			X
Above	Bedroom	16'3 X 11'5			X			
Above	Games Room	17'6 X 15'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,000	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	800	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,800	5
		6
Unfinished Floor:	200	7
Grand Total Floor Area:	2,000	8

Listing Broker(s): HomeLife Glenayre Realty

COURT ORDERED SALE! Great value in this awesome 1.6 acres of flat usable property in Rosedale. The property was previously set up with 22,000 in greenhouses to grow flowers. A two-storey home built in the late 1800's rests on the property with 3 bedrooms & 1 bathroom. Call today for more details or to arrange your personal viewing. Great opportunity here!

Tax Report - 49810 YALE Road
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	096349810	Property ID	015-297-110
Property Addr	49810 YALE RD				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	005-EAST OF CHILLIWACK				
Area	H50-Rosedale				
Sub Area	H9B-Rosedale Popkum			More PID's	
Gross Taxes	\$634.70	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

49810 YALE RD
CHILLIWACK BC

V4Z 0B3

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP83574	1		384	36				
Legal Description PL NWP83574 LT 1 DL 384 LD 36								

Land & Building Information

Width	Depth	Lot Size	1.6 ACRES
Land Use		Actual Use	FARM VEGATABLE & TRUCK
BCA Description	1.5 ST SFD AFTER 1930 FAIR	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$2,864	Gross Land	\$2,864
Improvement	\$70,900	Gross Improve	\$86,200	Gross Improve	\$86,200
		Exempt Land		Exempt Land	\$-1,432
		Exempt Improve	\$-15,300	Exempt Improve	\$-15,300
Actual Total	\$70,900	Municipal Total	\$89,064	School Total	\$89,064

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/06/1994	\$155,000	BH3914	IMPRV SINGLE PROP CASH TRANSAC
11/23/1989		AC292455	REJECT NOT SUITED SALE ANALYSIS

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Cultus Lake, Cultus Lake

MLS# H2150167

Residential Detached

45703 ELIZABETH DR, V2R 5A6

Active



List Price: \$399,900

Complex/Subdiv:

Frontage:	75.00 ft	Bedrooms:	3	PID:	003-198-880
Depth/Size:	273 / .47 AC	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	20475.00	Full Baths:	2	Approx Yr Blt:	1988
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	27
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,653 (2014)
Flood Plain:	No	Zoning:	R1A		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic				

Style of Home:	Rancher/Bungalow	Total Parking:	8	Covered Parking:	4
Construction:	Frame - Wood	Parking Access:	Front, Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Det.Grge/Carport, Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:	0	Property Disclosure:	N - FORECLOSURE
Fireplace Fuel:	Gas - Natural	Out Buildings:	/Garage Sz: 19'4X20' /Door Ht: 7' /Workshop Sz: 19X19'9		
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP62825 LT 62 LD 36 SEC 30 TWP 25
 Amenities: None
 Site Influences: Golf Course Nearby, Paved Road, Private Setting, Private Yard, Recreation Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 16'6			X			X
Main F.	Den	9'8 X 12'7			X			X
Main F.	Kitchen	9' X 11'9			X			X
Main F.	Family Room	11'4 X 11'			X			X
Main F.	Eating Area	8' X 8'			X			X
Main F.	Foyer	16'1 X 4'4			X			X
Main F.	Laundry	8'2 X 10'2			X			X
Main F.	Master Bedroom	12' X 14'			X			X
Main F.	Bedroom	9' X 9'			X			
Main F.	Bedroom	8' X 9'			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Main Floor Area SqFt:	1,595	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	1	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	
Finished Floor Bsmt SqFt:	0	Basement Area:	Crawl	4	
Total Finished Floor SqFt:	1,595			5	
		Suite:	None	6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	1,595			8	

Listing Broker(s): Sutton Group - Showplace Rlty, Sutton Group - Showplace Rlty

Solid home just under 1600 sq.ft. 3 Bedrooms. Just under a .5 acre of flat land and a 19x19'9 workshop. Asphalt driveway all the way to the shop beside the house. Backs forest. Freehold land in Cultus Lake region...priced well. Needs work and updating but the "bones are there."

Tax Report - 45703 ELIZABETH Drive
Record Updated - 12/11/2014

Jurisdiction	733-CHILLIWACK RURAL 2	Roll Number 03802120	Property ID 003-198-880
Property Addr	45703 ELIZABETH DR		
Municipality	CH-CHILLIWACK RURAL	Board Code H	
Neighborhood	214-RURAL CULTUS LAKE		
Area	H60-Cultus Lake		
Sub Area	H9K-Cultus Lake		More PID's
Gross Taxes	\$2653.40	(2014)	Water Conn
Tax Amount Updated - 12/11/14			

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

PO BOX 9574
SAN JOSE CA 95157-0574
USA

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP62825	62			36	30	25		
Legal Description PL NWP62825 LT 62 LD 36 SEC 30 TWP 25								

Land & Building Information

Width	Depth	Lot Size	0.47 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$255,000	Gross Land	\$255,000	Gross Land	\$255,000
Improvement	\$165,000	Gross Improve	\$165,000	Gross Improve	\$165,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$420,000	Municipal Total	\$420,000	School Total	\$420,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
02/04/2005	\$288,000	BX307800	IMPRV SINGLE PROP CASH TRANSAC
05/13/1988	\$46,000	AB83196	MULTIPLE PROPERTY TRANSACTION
12/31/1987	\$20,950	AA248272	VACANT SINGLE PROP CASH TRANSA

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Sardis, Promontory

MLS# H2150510

Residential Detached

7 46792 HUDSON RD, V2R 0P5

Active



List Price: \$419,900

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	4	PID:	028-035-861
Depth/Size:	92	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	4356.00	Full Baths:	3	Approx Yr Blt:	2010
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	5
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,054 (2013)
Flood Plain:	No	Zoning:	R3		
View:	N				
Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer					

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold Strata
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 19 x 20
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCS 3592 LT 7 LD 36 SEC 8 TWP 26 STRATA LOT AS SHOWN ON FORM V
 Amenities: None
 Site Influences: Shopping Nearby, Cul-de-Sac
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13'4" X 10'4"	Above	Bedroom	10'4" X 11'8"			X
Main F.	Great Room	19' X 15'6"	Above	Bedroom	10' X 10'4"			X
Main F.	Dining	14' X 11'	Below	Kitchen	16'5" X 11'4"			X
Main F.	Study	11' X 10'	Below	Living Room	15'7" X 15'4"			X
Main F.	Pantry	5' X 4'	Below	Den	13' X 9'8"			X
Main F.	Laundry	12'10" X 6'	Below	Laundry	8' X 58'6"			X
Main F.	Foyer	6'2" X 14'	Below	Games Room	12' X 16'4"			X
Above	Master Bedroom	17'4" X 14'			X			X
Above	Walk-In Closet	10'10" X 6'2"			X			
Above	Bedroom	15' X 10'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,252
 Finished Floor Up SqFt: 1,109
 Finished Floor Down: 1,239
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 3,600

Total # Rooms: 17

Kitchens: 2

Finished Levels: 3

Crawl/Bsmt Height:

Basement Area: Full

Suite: Unauthorized Suite

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.
 2 4 Piece; Ensuite: N; Level: Above
 3 5 Piece; Ensuite: Y; Level: Above
 4 4 Piece; Ensuite: N; Level: Below
 5
 6
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 3,600

Listing Broker(s): Royal LePage Wheeler Cheam

This level entry 3 storey home has walkout basement and is located on a 15 home strata street. Large master bedroom with 4 piece ensuite with soaker tub and separate shower. Four bedrooms up waiting for your large family. Main floor has large great room, open kitchen and dining room and separate room for your office. Basement suite has it's own entrance and needs a little fixup in the kitchen. Come take a look!!!

Tax Report - 46792 HUDSON Road Unit# 7
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number 057246797	Property ID 028-035-861
Property Addr	46792 HUDSON RD Unit# 7		
Municipality	CH-CITY OF CHILLIWACK	Board Code H	
Neighborhood	012-PROMONTORY DEV AREA		
Area	H70-Sardis		
Sub Area	H9F-Promontory		More PID's
Gross Taxes	\$3188.03	(2014)	Water Conn
Tax Amount Updated - 12/11/14			

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

7-46792 HUDSON RD
CHILLIWACK BC

V2R OP5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS3592	7			36	8	26		
Legal Description PL BCS3592 LT 7 LD 36 SEC 8 TWP 26								
AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T								
ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size	0.106 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0147	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>	<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	\$154,000	Gross Land \$154,000
Improvement	\$243,000	Gross Improve \$243,000
		Exempt Land
		Exempt Improve
Actual Total	\$397,000	Municipal Total \$397,000
		School Total \$397,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/17/2010	\$395,719	CA1845237	IMPRV SINGLE PROP CASH TRANSAC
06/18/2010	\$145,900	CA1613397	VACANT SINGLE PROP CASH TRANSA
09/23/2009		BB812538	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Sardis, Promontory

MLS# H2150108

Residential Detached

46242 KERMODE CR, V2R 0C7

Active



List Price: \$419,950

Complex/Subdiv:

Frontage:	11.20 ft	Bedrooms:	6	PID:	026-689-553
Depth/Size:	.09 ACRES	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	2007
Rear Yard Exp:		Half Baths:	1	Age at List Date:	8
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,214 (2014)
Flood Plain:	No	Zoning:	R3		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stone, Vinyl				
Rainscreen:	Full	R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:		Court Ordered Sale	
Water Supply:	City/Municipal	Mortgage Info:		\$0	
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP24052 LT 69 LD 36 SEC 6 TWP 26
 Amenities:
 Site Influences: Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	12' X 16'11	Bsmt	Bedroom	10'6 X 7'9			X
Main F.	Den	11' X 11'6	Bsmt	Recreation Room	22'5 X 14'4			X
Main F.	Kitchen	16' X 14'9			X			X
Main F.	Eating Area	9' X 14'			X			X
Main F.	Laundry	12' X 9'5			X			X
Above	Master Bedroom	13'2 X 14'10			X			X
Above	Bedroom	11'6 X 11'6			X			X
Above	Bedroom	11' X 10'4			X			X
Above	Bedroom	10'6 X 10'1			X			
Bsmt	Bedroom	10'4 X 10'10			X			

Floor Area (SqFt):		Total # Rooms:	12	Bathrooms	1 2 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,197	# Kitchens:	1		2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	1,164	Finished Levels:	3		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:			4 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	1,133	Basement Area:	Full, Fully Finished		5
Total Finished Floor SqFt:	3,494				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	3,494				8

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

A beautiful must see 2 storey family home with a fully finished basement located in a great location. Walking distance to schools, trails & creek. There are 4 bedrooms upstairs and 2 bedrooms in the basement. This home has 6 bedrooms and 4 bathrooms. Close to all amenities of Promontory & a great view. House is vacant so it is easy to show!!

Tax Report - 46242 KERMODE
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	054846242	Property ID	026-689-553
Property Addr	46242 KERMODE				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	012-PROMONTORY DEV AREA				
Area	H70-Sardis				
Sub Area	H9F-Promontory			More PID's	
Gross Taxes	\$3213.94	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

21476 83 AVE
LANGLEY BC

V2Y 2C6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP24052	69			36	6	26		
Legal Description PL BCP24052 LT 69 LD 36 SEC 6 TWP 26								

Land & Building Information

Width	Depth	Lot Size	0.09 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0147	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$164,000	Gross Land	\$164,000	Gross Land	\$164,000
Improvement	\$236,000	Gross Improve	\$236,000	Gross Improve	\$236,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$400,000	Municipal Total	\$400,000	School Total	\$400,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/17/2007	\$160,000	BB261167	VACANT SINGLE PROP CASH TRANSA
08/01/2006	\$134,900	CA263393	VACANT SINGLE PROP CASH TRANSA
06/02/2006		BA180047	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Sardis, Ryder Lake

MLS# H1404228

Residential Detached

48800 ELK VIEW RD, V4Z 1G7

Active



List Price: \$523,900

Complex/Subdiv: RYDER LAKE

Frontage:	0.00 ft	Bedrooms:	4	PID:	004-509-609
Depth/Size:	0/9.81 AC	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1995
Rear Yard Exp:	W	Half Baths:	1	Age at List Date:	19
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,047 (2013)
Flood Plain:	No	Zoning:	R		
View:	Y - SURROUNDING MTNS				
Serv. Connected:	Electricity, Septic				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	1 BLK
Type of Roof:	Asphalt	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Tile, Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	Well - Drilled	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Propane Gas				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE "AS IS"
Fireplace Fuel:				Out Buildings:	Barn Sz: 41 X 25/Garage Sz: 18'7 X 19'8/Door Ht: 7'
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	Y - AS IS ON POSSESSION				
Fixt Removed:	Y - AS IS ON POSSESSION				

Legal: PL NWP72238 LT 2 LD 36 SEC 11 TWP 26
 Amenities: Barn
 Site Influences: Private Yard, Rural Setting, Treed, Private Setting
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'5 X 17'10	Above	Bedroom	11'8 X 9'3			X
Main F.	Dining	12'2 X 9'9			X			X
Main F.	Kitchen	10' X 11'4			X			X
Main F.	Eating Area	7'6 X 9'10			X			X
Main F.	Family Room	11'5 X 12'2			X			X
Main F.	Den	9' X 8'4			X			X
Main F.	Laundry	5'3 X 7'8			X			X
Above	Master Bedroom	17'4 X 10'5			X			X
Above	Bedroom	10' X 10'8			X			
Above	Bedroom	14'4 X 9'10			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,380	Total # Rooms:	11
Finished Floor Up SqFt:	1,131	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,511	Basement Area:	Full
			5
			6
Unfinished Floor:	1,300	Suite:	None
Grand Total Floor Area:	3,811		7
			8

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

Large modern home on almost 10 acres of beautiful, rolling property. Home has an un-remediated grow-op & being sold "As-Is". Tremendous potential here with the right buyer, needs extensive work. 4 bedroom, 2.5 baths, amazing views from upper level, lots of parking & a 41'x25', 6 stall barn that is seasoned, but looks quite usable. Home appears solid & worth the reno's needed. No showings w/o accepted offer. Call for info package and pictures.

Tax Report - 48800 ELK VIEW Road
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	060048800	Property ID	004-509-609
Property Addr	48800 ELK VIEW RD				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	009-RYDER LK/PROMNTRY/MAJUBA				
Area	H70-Sardis				
Sub Area	H9G-Ryder Lake			More PID's	
Gross Taxes	\$2019.11	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

48800 ELK VIEW RD
CHILLIWACK BC

V4Z 1G7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP72238	2			36	11	26		
Legal Description	PL NWP72238 LT 2 LD 36 SEC 11 TWP 26							

Land & Building Information

Width	Depth	Lot Size	9.81 ACRES
Land Use		Actual Use	FARM BEEF
BCA Description	0147	Zoning	

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$4,472	Gross Land	\$4,472
Improvement	\$240,000	Gross Improve	\$245,500	Gross Improve	\$245,500
		Exempt Land		Exempt Land	\$-2,236
		Exempt Improve	\$-5,500	Exempt Improve	\$-5,500
Actual Total	\$240,000	Municipal Total	\$249,972	School Total	\$249,972

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/19/1998	\$350,000	BM174169	IMPRV SINGLE PROP CASH TRANSAC
07/09/1986	\$42,000	Z131728	IMPRV SINGLE PROP CASH TRANSAC

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Sardis, Ryder Lake

MLS# H2150143

Residential Detached

48190 SHERLAW RD, V4Z 1H4

Active



List Price: \$699,900

Complex/Subdiv:

Frontage:	Bedrooms:	4	PID:	002-136-082
Depth/Size:	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	Full Baths:	3	Approx Yr Blt:	2009
Rear Yard Exp:	Half Baths:	0	Age at List Date:	6
Meas Type:	If New GST/HST Incl:		Taxes:	\$4,226 (2014)
Flood Plain:	Zoning:	AU		
View:	Y - MOUNTAIN			
Serv. Connected:	Septic			

Style of Home:	Rancher/Bungalow	Total Parking:	8	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport		
Exterior:	Brick, Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	CURB
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Mixed	Seller's Interest:		Court Ordered Sale	
Water Supply:	Well - Shallow	Mortgage Info:		\$0	
Heat/Fuel:	Natural Gas, Wood				
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural, Wood			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP66889 LT 3 DL 716 LD 36 GROUP 2.

Amenities:

Site Influences: Private Setting, Private Yard, Rural Setting

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Free Standing F/P or Woodstove, Hot Tub Spa/Swirlpool, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	16' X 14'			X			X
Main F.	Dining	10' X 16'			X			X
Main F.	Kitchen	13'8 X 14'			X			X
Main F.	Family Room	19' X 14'			X			X
Main F.	Den	12' X 7'6			X			X
Main F.	Master Bedroom	15' X 14'9			X			X
Main F.	Bedroom	13' X 11'			X			X
Main F.	Bedroom	16' X 14'			X			X
Main F.	Bedroom	11' X 10'			X			
Main F.	Foyer	12' X 5'			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Main Floor Area SqFt:	2,334	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	260	Finished Levels:	2	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Basement Area:	Part	4	
Total Finished Floor SqFt:	2,594			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	2,594			8	

Listing Broker(s): Argus Estates (1983) Ltd.

Foreclosure! 2560 sq. ft. post & beam rancher sitting on 3.29 acres. High vaulted ceiling, extensive usage of wood, gourmet kitchen, granite counter tops, skylights, & hardwood flooring. There are 4 bedrooms, one has a separate entrance off a large covered patio. The landscaped grounds offer plenty of parking along with 2 RV pads, a detached garage/shop & lovely mountain views.

Tax Report - 48190 SHERLAW Road
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	052048190	Property ID	002-136-082
Property Addr	48190 SHERLAW RD				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	009-RYDER LK/PROMNTRY/MAJUBA				
Area	H70-Sardis				
Sub Area	H9G-Ryder Lake				
Gross Taxes	\$4225.84	(2014)		More PID's	Water Conn
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

48190 SHERLAW RD
CHILLIWACK BC

48190 SHERLAW RD
CHILLIWACK BC

V4Z 1H4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP66889	3		716	36				
Legal Description PL NWP66889 LT 3 DL 716 LD 36								

Land & Building Information

Width	Depth	Lot Size	3.29 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	0145	Zoning	

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$357,000	Gross Land	\$357,000
Improvement	\$232,000	Gross Improve	\$232,000	Gross Improve	\$232,000
		Exempt Land		Exempt Land	\$-178,500
		Exempt Improve		Exempt Improve	
Actual Total	\$232,000	Municipal Total	\$589,000	School Total	\$589,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
11/22/2010	\$665,000	CA1810274	REJECT NOT SUITED SALE ANALYSIS
09/09/2008	\$780,000	CA910696	IMPRV SINGLE PROP CASH TRANSAC
09/08/2006	\$237,500	CA286983	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Chilliwack, East Chilliwack **MLS# H2150212** Residential Detached
10411 REEVES RD, V2P 6H4 **Active**



List Price: \$800,000

Complex/Subdiv:

Frontage: 231.00 ft	Bedrooms: 3	PID: 012-893-862
Depth/Size: 0/5 AC	Bathrooms: 2	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,622 (2014)
Flood Plain: Yes	Zoning: AL	
View: Y - MOUNTAINS		
Serv. Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: 2 Storey	Total Parking: 10	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rainscreen: No	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year: 9999	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel:		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: DL 396 LD 36 (REF PL 5003);EXCEPT: PCL 3 (EXPL PL 17318).

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	10'5" X 15'	Main F.	Den	11' X 11'			X
Main F.	Recreation Room	20'6" X 11'8"			X			X
Main F.	Bedroom	9' X 9'5"			X			X
Main F.	Other	17' X 11'			X			X
Main F.	Living Room	15' X 12'			X			X
Main F.	Dining	10'6" X 15'			X			X
Main F.	Kitchen	10'6" X 12'10"			X			X
Main F.	Eating Area	9' X 12'10"			X			X
Main F.	Family Room	15'6" X 13'6"			X			
Main F.	Master Bedroom	13'2" X 15'6"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 3,266	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 540	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3 ; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 3,806	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 3,806		8

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

5 acres of prime land in a great area, large house and lots of out buildings. There is a shop that measures at 30x34 and a barn that measures at 32x42 that both have power and water. There are also several other barns on the property.

Tax Report - 10411 REEVES Road
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	483410411	Property ID	012-893-862
Property Addr	10411 REEVES RD				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	005-EAST OF CHILLIWACK				
Area	H90-Chilliwack				
Sub Area	H98-East Chilliwack			More PID's	
Gross Taxes	\$5621.63	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

10411 REEVES RD
SS 32
CHILLIWACK BC
V2P 6H4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
			396	36				
Legal Description		DL 396 LD 36 (REF PL 5003);EXCEPT: PCL 3 (EXPL PL 17318).						

Land & Building Information

Width	Depth	Lot Size	5 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	1.5 ST SFD AFTER 1960 MODN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$577,000	Gross Land	\$577,000	Gross Land	\$577,000
Improvement	\$223,000	Gross Improve	\$223,000	Gross Improve	\$223,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$800,000	Municipal Total	\$800,000	School Total	\$511,500

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/30/1991	\$157,000	AE14450	IMPRV SINGLE PROP CASH TRANSAC
06/15/1981	\$70,000	T72597	REJECT NOT SUITED SALE ANALYSIS
12/15/1972		456972E	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:36 AM

Presented by:
Anthony Ibhah
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhah@gmail.com
 Website: www.aibhah.com

Chilliwack, Eastern Hillside

MLS# H2150352

Residential Detached

235 51075 FALLS CT, V4Z 1K7

Active



List Price: \$829,000

Complex/Subdiv: EMERALD RIDGE

Frontage:	86.27 ft	Bedrooms:	5	PID:	026-004-852
Depth/Size:	137. / .272 A	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	11830.00	Full Baths:	3	Approx Yr Blt:	2008
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	7
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$5,015 (2014)
Flood Plain:	No	Zoning:	OR3		
View:	Y - GOLF COURSE, MOUNTAINS & VALLEY				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer				

Style of Home:	Rancher/Bungalow	Total Parking:	6	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Triple		
Exterior:	Mixed, Stone, Wood				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	1 BLK
Type of Roof:	Asphalt			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold Strata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Heat Pump, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	0	Property Disclosure:	N - BALANCE OF NEW HOME WARRANTY
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 28X37
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCS490 LT 49 LD 36 TWP 2 RNG 29 MER 6 27/28, MERIDIAN W6, SEC 30 TWP 29 TOGETHER WITH AN
 Amenities: Air Cond./Central, In Suite Laundry
 Site Influences: Cleared, Cul-de-Sac, Gated Complex, Golf Course Nearby, Paved Road, Private Setting
 Features Incl: Air Conditioning, Garage Door Opener, Security - RI, Smoke Alarm, Windows - Thermo, Vacuum Blt. In, Dishwasher, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'8" X 17'7"	Below	Bedroom	13'3" X 12'4"			X
Main F.	Kitchen	16'5" X 11'10"	Below	Bedroom	13'3" X 13'			X
Main F.	Eating Area	17' X 9'	Below	Bedroom	11'8" X 14'1"			X
Main F.	Master Bedroom	19'2" X 17'5"	Below	Bedroom	13'3" X 17'6"			X
Main F.	Study	10' X 8'	Below	Family Room	25'4" X 13'7"			X
Main F.	Walk-In Closet	10' X 8'	Below	Games Room	18'3" X 16'8"			X
Main F.	Foyer	32' X 5'	Below	Utility	7'5" X 10'			X
Main F.	Den	12' X 11'4"	Below	Media Room	21'4" X 26'4"			X
Main F.	Pantry	10' X 4'	Below	Hobby Room	22'4" X 12'2"			
Main F.	Laundry	9' X 7'8"	Below	Study	10' X 8'			

Floor Area (SqFt):		Total # Rooms:	20	Bathrooms	
Main Floor Area SqFt:	2,351	# Kitchens:	1	1	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	3	2	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	3,032	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Below
Finished Floor Bsmt SqFt:	0	Basement Area:	Crawl, Full, Fully Finished	4	4 Piece; Ensuite: Y; Level: Below
Total Finished Floor SqFt:	5,383			5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	5,383			8	

Listing Broker(s): RE/MAX LifeStyles Rlty(PtMdws)

Emerald Ridge at "The Falls". This .27 acre lot allows for endless unobstructed views of the valley floor, mountains & main golf course. With over 5383 sq.ft. of finished area, with a total of 5 bedrooms, media room, exercise room, etc... Master bdrm on the main with a 8x10 sitting area to take in the views. Dream kitchen & much more. Extra storage, approx. 1000 sq. with 7' ceilings on 3rd level. Virtual tour for your convenience.

Tax Report - 51075 FALLS CRT Court Unit# 235
Record Updated - 12/11/2014

Jurisdiction	303-CHILLIWACK - CITY OF	Roll Number	082151119	Property ID	026-004-852
Property Addr	51075 FALLS CRT CT Unit# 235				
Municipality	CH-CITY OF CHILLIWACK	Board Code	H		
Neighborhood	009-RYDER LK/PROMNTRY/MAJUBA				
Area	H90-Chilliwack				
Sub Area	H99-Eastern Hillside				
Gross Taxes	\$5015.24	(2014)			
Tax Amount Updated - 12/11/14					
			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

235-51075 FALLS CRT
CHILLIWACK BC

V4Z 1K7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS490	49			36		2	29	6
Legal Description								
PL BCS490 LT 49 LD 36 TWP 2 RNG 29 MER 6								
27/28, Meridian W6, SEC 30 TWP 29 TOGETHERWITH AN								
ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size	0.27 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0155	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$185,000	Gross Land	\$185,000
Improvement	\$0	Gross Improve	\$441,000	Gross Improve	\$441,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$0	Municipal Total	\$626,000	School Total	\$626,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/07/2009	\$970,000	CA1218817	IMPRV SINGLE PROP CASH TRANSAC
05/29/2008	\$275,000	CA796712	VACANT SINGLE PROP CASH TRANSA
08/20/2007	\$200,000	BB538064	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:36 AM
-----------------	--	----------	---------