



Presented by:

## Matt Thiessen

HomeLife Glenayre Realty Company (Abbots) Ltd

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**Active**  
**R2117660**  
Board: H  
Manufactured

### 10 52604 YALE ROAD

Rosedale

Rosedale Popkum

v0x 1x0

Residential Detached

**\$29,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$34,900**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1973**  
Depth / Size: Bathrooms: **1** Age: **43**  
Lot Area (sq.ft.): **0.00** Full Baths: **1** Zoning: **MHR**  
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$144.10**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **700-004-904**  
Tour:  
View: **No**  
Complex / Subdiv: **MOUNT CHEAM MOBILE HOME PARK**  
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Manufactured/Mobile**  
Construction: **Manufactured/Mobile**  
Exterior: **Vinyl**  
Foundation: **Other**

Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Community**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Leasehold not prepaid-NonStrata**

Property Disc.: **No**  
PAD Rental: **\$405.00**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **NEW WESTMINSTER DISTRICT MANUFACTURED HOME REG #11959, BAY #10, MOUNT CHEAM MANUFACTURED HOME PARK MHP ROLL #15-733-06631.000. CSA 41604**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Rural Setting**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 20'			x			x
Main	Kitchen	12' x 11'6			x			x
Main	Master Bedroom	10'4 x 12'			x			x
Main	Bedroom	8' x 8'6			x			x
Main	Laundry	6'6 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>789</b>	# of Rooms:	<b>5</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>789 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	<b>0</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6								
Grand Total:	<b>789 sq. ft.</b>			7								
				8								

Listing Broker(s): **Vybe Realty**

**Affordable manufactured home located in Rosedale. This 3 bedroom 1 bathroom manufactured home needs TLC. Amazing location which is close to HWY 1, and public transit. Home is a short distance away from recreational activities such as golfing, fishing, hiking, etc. Foreclosure unit- Sold as is - Where is.**



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**Active**  
**R2119907**  
 Board: H  
 Manufactured

**46 46511 CHILLIWACK LAKE ROAD**

Sardis  
 Chilliwack River Valley  
 V2R 3S5

Residential Detached

**\$95,000** (LP)

(SP)



Sold Date: Frontage (feet): **68.00** Original Price: **\$95,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1975**  
 Depth / Size: **irreg** Bathrooms: **1** Age: **41**  
 Lot Area (sq.ft.): **5,314.00** Full Baths: **1** Zoning: **MHP**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$909.35**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **001-419-129**  
 Tour:  
 View: **No :**  
 Complex / Subdiv: **Baker Trails**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Manufactured/Mobile, Rancher/Bungalow**  
 Construction: **Manufactured/Mobile**  
 Exterior: **Mixed**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **None**  
 Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open, RV Parking Avail.**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental: **\$0.00**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Legal: **PL NWS540 LT 46 DL 496 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1. MHR #A01260 SL #273568**

Amenities: **None**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 11'10			x			x
Main	Kitchen	12' x 7'			x			x
Main	Master Bedroom	11'8 x 9'2			x			x
Main	Bedroom	8'8 x 7'6			x			x
Main	Dining Room	11'10 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>720</b>	# of Rooms:	<b>5</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>720 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	<b>0</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6								
Grand Total:	<b>720 sq. ft.</b>			7								
				8								

Listing Broker(s): **Sutton Showplace Realty (2015)****Sutton Showplace Realty (2015)**

**Fantastic location on this extra wide lot in Baker Trails, you own the land in this community. This home needs TLC, it will be sold "as is where is". Plenty of parking and some appliances included. Beautiful mountain view, just steps away from convenience store & great fishing.**



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**Active**  
**R2114578**Board: H  
Manufactured with Land**88 46511 CHILLIWACK LAKE ROAD**Sardis  
Chilliwack River Valley  
V2R 3S5

Residential Detached

**\$184,900** (LP)

(SP)



Sold Date: Frontage (feet): **25.00** Original Price: **\$184,900**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1980**  
 Depth / Size: **0/0.12 AC** Bathrooms: **2** Age: **36**  
 Lot Area (sq.ft.): **5,144.00** Full Baths: **2** Zoning: **RMP**  
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$1,236.00**  
 Rear Yard Exp: **North** For Tax Year: **2015**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **001-419-897**  
 Tour:

View: **Yes: MTN VIEWS**  
 Complex / Subdiv: **BAKER TAILS**  
 Services Connected: **Community, Sanitary Sewer**

Style of Home: **Rancher/Bungalow**  
 Construction: **Manufactured/Mobile**  
 Exterior: **Aluminum**  
 Foundation: **Other**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **Community**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Carport; Single**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWS540 LT 88 DL 496 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF 45764 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, MANUFACTUR**

Amenities: **Storage**

Site Influences: **Cul-de-Sac**  
 Features: **Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 10'6"			x			x
Main	Dining Room	8'7' x 8'2"			x			x
Main	Living Room	15' x 14'			x			x
Main	Master Bedroom	12'10' x 12'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Family Room	12' x 11'4"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,230</b>	# of Rooms:	<b>6</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,230 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Grand Total:	<b>1,230 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**Nicely kept double wide modular home on its own lot in popular Baker Trails. No pad fees with this purchase! Free-hold strata lot located in quiet cul-de-sac location. Enjoy this 2 bedroom, 2 full bath home with 1230 sq.ft. Great kitchen with loads of cupboards and built-in cook top & oven. Bright living room has gas f/p & vaulted ceiling. Open floor plan design is perfect for hosting friends. Master bedroom equipped with full ensuite including soaker tub. \$200.00 strata fee includes sewer, water & garbage pick-up. Nice size yard and covered parking! Check this out, you will like it!**



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**Active**  
**R2112697**

Board: H  
House with Acreage

**47115 HOPE RIVER ROAD**

Chilliwack  
Fairfield Island  
V2P 6H5

Residential Detached

**\$1,198,800** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,198,800**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**  
Depth / Size: **9.93 ACRES** Bathrooms: **2** Age: **50**  
Lot Area (sq.ft.): **432,551.00** Full Baths: **1** Zoning: **AL**  
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$3,750.52**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **006-673-597**  
Tour: **Virtual Tour URL**

View: \_\_\_\_\_  
Complex / Subdiv: **FAIRFEILD ISLAND**  
Services Connected: **Electricity, Natural Gas, Septic, Water**

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

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

Total Parking: \_\_\_\_\_ Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, RV Parking Avail.**  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental: \_\_\_\_\_  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **PL NWP35372 LT 14 DL 387 LD 36**

Amenities: **Barn, Garden**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'7 x 23'6	Bsmt	Storage	17'6 x 10'2			x
Main	Dining Room	9'9 x 9'6	Bsmt	Storage	10'9 x 10'2			x
Main	Kitchen	15'6 x 13'			x			x
Main	Master Bedroom	11'2 x 10'9			x			x
Main	Bedroom	12'9 x 8'4			x			x
Main	Bedroom	9'1 x 8'10			x			x
Main	Bedroom	11'9 x 8'5			x			x
Main	Laundry	10' x 7'6			x			x
Above	Games Room	23'6 x 18'6			x			
Bsmt	Recreation	23'7 x 11'3			x			

Finished Floor (Main): **1,657**  
Finished Floor (Above): **610**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,267 sq. ft.**

Unfinished Floor: **1,365**  
Grand Total: **3,632 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height: \_\_\_\_\_  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Full, Separate Entry, Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	No
3			
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Royal LePage - Wolstencroft**

**FANTASTIC LOCATION ON THE EDGE OF TOWN. 9.93 Acres of agricultural land. Large older barn & 2 older homes in need of work. Main home is rancher with loft and partly finished basement. Huge living room with fireplace and 20' ceilings, dining room and kitchen. Master and 3 additional bedrooms on main. Massive games room upstairs. Minutes to everything. Being sold "AS-IS, WHERE-IS". Call Now for an appointment.**