



Presented by:

Matt Thiessen

HomeLife Glenayre Rlty.Co.Ltd.

Phone: 778-549-8606

www.matthiessen.com

thiessen.matt@gmail.com

**Active**
R2087430Board: H
Manufactured with Land**88 46511 CHILLIWACK LAKE ROAD**Sardis
Chilliwack River Valley
V2R 3S5

Residential Detached

\$199,900 (LP)

(SP)

**NO IMAGE**
AVAILABLE

Sold Date:	Frontage (feet):	25.00	Original Price: \$199,900
Depth / Size (ft.): 0	Bedrooms:	0	Approx. Year Built: 1980
Lot Area (sq.ft.): 5,144.00	Bathrooms:	2	Age: 36
Flood Plain: Yes	Full Baths:	2	Zoning: RMP
Rear Yard Exp: North	Half Baths:	0	Gross Taxes: \$1,170.02
Approval Req?:			For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 001-419-897
			Tour:

View: **Yes: MOUNTAIN VIEWS**
Complex / Subdiv: **BAKER TRAILS**
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**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

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

Amenities: **Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

Nicely kept double wide modular home on it's 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 sqft. Great kitchen with loads of cupboards & built in cook-top & oven. Bright living room has gas F/P & vaulted ceiling. Open floor plan design it 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 & covered parking! check this out, you will like it!



Presented by:

Matt Thiessen

HomeLife Glenayre Rlty.Co.Ltd.

Phone: 778-549-8606

www.matthiessen.com

thiessen.matt@gmail.com

**Active**
R2063647Board: H
House with Acreage**45972 CARTMELL ROAD**Chilliwack
Fairfield Island
V2P 0C8

Residential Detached

\$819,000 (LP)

(SP)



Sold Date:	Frontage (feet):	140.00	Original Price: \$819,000
Depth / Size (ft.): 3.54 ACRES	Bedrooms:	5	Approx. Year Built: 1999
Lot Area (sq.ft.): 0.00	Bathrooms:	4	Age: 17
Flood Plain: Yes	Full Baths:	4	Zoning: RSV1
Rear Yard Exp: Northwest	Half Baths:	0	Gross Taxes: \$4,371.25
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 011-241-365
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Loft**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Tile - Composite**

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

Total Parking: **8** Covered Parking: **3** Parking Access: **Front, Rear**
 Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL NWP6997 LT 2 DL 422 LD 36 GROUP 2, EXCEPT PLAN NWP34178.**Amenities: **Garden**Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	21' x 19'10"	Main	Den	12' x 11'4"			x
Main	Living Room	17'7" x 21'8"	Above	Kitchen	15' x 12'			x
Main	Kitchen	28' x 16'3"	Above	Living Room	20' x 15'			x
Main	Recreation	12'6" x 19'	Above	Bedroom	11' x 9'			x
Main	Dining Room	21'3" x 17'7"	Above	Games Room	28' x 20'			x
Main	Utility	9'8" x 4'			x			x
Main	Other	7'6" x 7'4"			x			x
Main	Bedroom	12' x 11'8"			x			x
Main	Bedroom	12' x 11'8"			x			
Main	Bedroom	12' x 11'4"			x			

Finished Floor (Main): **4,030**
 Finished Floor (Above): **1,540**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **5,570 sq. ft.**

of Rooms: **15**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Crawl**

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

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

Listing Broker(s): **Top Producers Realty Ltd.**

Fantastic "U"-shaped Spanish Villa style home!! 3.54 acre corner lot just minutes from the Fraser River! 5 bedrooms, all facing a private courtyard and 4 bathrooms. Very unique gourmet kitchen with spiral stairs leading up to an open loft, also overlooking the courtyard. In-law suite with it's own entrance above huge triple garage! Huge yard with endless possible uses, including 4 fenced areas for any livestock. Don't miss out on this one!!