



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2082995
Board: H
House/Single Family

43875 6TH STREET

Cultus Lake
Lindell Beach
V2R 4Y3

Residential Detached

\$3,790,000 (LP)

(SP)



Sold Date:	Frontage (feet):	75.00	Original Price: \$3,790,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1970
Depth / Size: 99.8/0.17 AC	Bathrooms:	4	Age: 46
Lot Area (sq.ft.): 7,492.00	Full Baths:	4	Zoning: RS-1
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$4,518.34
Rear Yard Exp: East			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-391-155
			Tour:

View: **Yes: LAKE**
Complex / Subdiv: **LINDELL BEACH**
Services Connected: **Community, Electricity, Septic, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Addition**
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **Community**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Torch-On**

Reno. Year: **1995**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **3** Parking Access: **Lane**
Parking: **Carport; Single, Garage; Double, Open**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **PL NWP8335 LT 11 LD 36 SEC 15 TWP 22**

Amenities: **Guest Suite, Sauna/Steam Room**

Site Influences: **Marina Nearby, Recreation Nearby, Rural Setting, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Other - See Remarks, Pantry, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	14'11 x 13'7	Above	Steam Room	7'10 x 5'11			x
Main	Living Room	19'3 x 18'	Above	Flex Room	18'1 x 17'3			x
Main	Foyer	8'11 x 6'3			x			x
Main	Kitchen	26'6 x 13'4			x			x
Main	Dining Room	17'10 x 11'7			x			x
Main	Library	18'1 x 9'11			x			x
Above	Master Bedroom	22'6 x 14'7			x			x
Above	Dressing Room	16'5 x 15'3			x			x
Above	Bedroom	11'7 x 9'6			x			
Above	Bedroom	15'6 x 9'5			x			

Finished Floor (Main): **1,644**
Finished Floor (Above): **1,282**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,926 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,926 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed: **13'6 X**
Pool:
Garage Sz: **25'10 X**
Door Height:

Listing Broker(s): **Sotheby's Int'l Realty Canada**

RE/MAX Nyda Realty Inc.

Exquisitely rare, 75 frontage feet of free-hold waterfront at Lindell Beach on Cultus Lake, just a one hour drive from Vancouver. The first of its kind made available publicly in over 46 years. This West Coast Contemporary Home consists of a 3000 sq.ft. 3 bedroom and library main house and a 500 sq.ft. guest house. Ideal for entertaining, with centrally located flow-through kitchen with double fridges and double ovens. This home has hosted many special events including weddings, anniversaries, extended family gatherings and corporate events. 12 person outdoor Finnish Sauna. Ample shared dockage managed by the Lindell Beach Residents Association. Build memories for generations to come. ideal for seasonal or full time living.



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Active
R2103602

Board: H
House with Acreage

10750 MCSWEEN ROAD

Chilliwack
Fairfield Island
V2P 6H5

Residential Detached

\$3,500,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$3,500,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2014
Depth / Size: 0/4.86	Bathrooms:	7	Age: 2
Lot Area (sq.ft.): 0.00	Full Baths:	6	Zoning: AL
Flood Plain: Yes	Half Baths:	1	Gross Taxes: \$7,752.43
Rear Yard Exp: East	Approval Req?:		For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 009-030-026
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Gas - Natural**
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: **15** Covered Parking: **4** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWP29616 LT 15 DL 397 LD 36 GROUP 2.**

Amenities: **None**

Site Influences: **Rural Setting**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 18'6	Main	Mud Room	10'8 x 11'10			x
Main	Dining Room	17' x 18'5	Above	Media Room	16' x 33'8			x
Main	Games Room	24' x 20'	Above	Den	10'7 x 16'8			x
Main	Bedroom	17'2 x 18'6	Above	Bedroom	15' x 14'8			x
Main	Walk-In Closet	9'10 x 8'9	Above	Walk-In Closet	10'5 x 5'9			x
Main	Family Room	32' x 17'10	Above	Bedroom	16'10 x 15'			x
Main	Nook	16'10 x 15'6	Above	Bedroom	17' x 13'			x
Main	Kitchen	16'10 x 17'10	Above	Bedroom	17' x 13'			x
Main	Wok Kitchen	14'4 x 11'10	Above	Master Bedroom	21'5 x 18'6			
Main	Laundry	8'7 x 11'6	Above	Walk-In Closet	11'8 x 12'6			

Finished Floor (Main): **4,614**
Finished Floor (Above): **4,480**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **9,094 sq. ft.**

of Rooms: **20**
of Kitchens: **2**
of Levels: **2**
Suite: **None**

Crawl/Bsmt. Height:
Beds in Basement: **0**
Basement: **None**

Beds not in Basement: **6**

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

Outbuildings

Barn:
Workshop/Shed:
Pool:
Garage Sz: **22 X 20**
Door Height:

Unfinished Floor: **0**
Grand Total: **9,094 sq. ft.**

Listing Broker(s): **Sotheby's Int'l Realty Canada**

Sotheby's Int'l Realty Canada

This Unique and Exquisite estate residence is set on 4.86 acres in the east of Chilliwack. The grand entrance is approached by a curved long driveway that passes through the quad garage. Off the entry hall are the living room and dining room, which can accommodate your large capacity in-house events. A first floor guest bedroom features a full bath along with a harmonious mountains view and the eat-in-kitchen features a sunny breakfast room with access to the rear private patio. The second floor comprises the walk-in closets, a storage closet, a home theatre, an office and five bedrooms. Lights stream into this extraordinary residence that stretches the space of the house and offers back property views of your hobby farm.



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Active
R2112430

Board: H
House with Acreage

9478 GIBSON ROAD

Chilliwack
East Chilliwack
V2P 6H4

Residential Detached

\$3,299,900 (LP)

(SP)



Sold Date:	Frontage (feet):	242.00	Original Price: \$3,299,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1995
Depth / Size: 3 ACRES	Bathrooms:	4	Age: 21
Lot Area (sq.ft.): 0.00	Full Baths:	4	Zoning: AL
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$7,878.15
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-936-735
			Tour: Virtual Tour URL
View:	Yes: MOUNTAINS		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Septic, Water		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal, Well - Drilled**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **8** Parking Access:
Parking: **Garage; Triple, Open, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP10522 LT 1 DL 382 LD 36**

Amenities: **Garden, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Water Dispenser, Jetted Bathtub,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'2	Above	Bedroom	12'8 x 10'			x
Main	Kitchen	14'4 x 15'4	Above	Playroom	11'10 x 8'6			x
Main	Dining Room	15'4 x 16'	Above	Games Room	15'8 x 23'			x
Main	Eating Area	11'4 x 17'8	Above	Den	10' x 11'5			x
Main	Family Room	18' x 15'			x			x
Main	Laundry	9'6 x 6'8			x			x
Main	Eating Area	14'5 x 10'10			x			x
Main	Den	11'4 x 12'			x			x
Above	Master Bedroom	16'4 x 15'4			x			
Above	Bedroom	10'8 x 13'10			x			

Finished Floor (Main):	2,398	# of Rooms:	14	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Above	5	Yes		Barn:
Finished Floor (Below):	2,123	# of Levels:	2	2	Above	4	No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Main	3	No		Pool:
Finished Floor (Total):	4,521 sq. ft.	Crawl/Bsmt. Height:		4	Main	3	No		Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: Crawl		6					
Grand Total:	4,521 sq. ft.			7					
				8					

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

This executive home situated on 3 acres in Chilliwack is everything you need & more! With beautiful mountain views, incredible & immaculate landscaped property, this place is a must see. Main house features quartz counter tops, custom maple cabinets, gas 6 burner stove, sub zero refrigerator, 2 Thermador ovens, Thermador dishwasher, & built in beverage fridge, oak hardwood floors throughout, wet bar in the master bedroom, large partially covered 2-tier patio, central air, & many more luxury upgrades. Drive through shop with 6 doors, 2 furnaces, separate well, sani-dump, 1 bath. Property has timed lighting, irrigation, & sprinkler system, garden lighting, automatic fountain & drip system. Call today!



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Active
H2151877

Board: H
House with Acreage

290 COLTER ROAD

Cultus Lake
Columbia Valley
V2R 5B8

Residential Detached

\$3,180,000 (LP)

(SP)



Sold Date:	Frontage (feet):	1,300.0	Original Price: \$3,180,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1995
Depth / Size: 42.30 ACRES	Bathrooms:	3	Age: 20
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: R, AG
Flood Plain: No	Half Baths:	1	Gross Taxes: \$1,467.00
Rear Yard Exp: Southwest			For Tax Year: 2014
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 004-294-327
			Tour:

View: **Yes: BEAUTIFUL VIEW OF THE MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Septic**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Partial**
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Well - Drilled**
Fuel/Heating: **Propane Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double, Garage; Triple, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed**

Legal: **LD 36 SEC 6 TWP 22 LEGAL SUBDIVISION 8.**

Amenities: **Barn, Green House, Storage, Workshop Detached**

Site Influences: **Private Setting, Rural Setting, Shopping Nearby**

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Free Stand F/P or Wdstove, Refrigerator, Sprinkler - Inground, Storage**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 13'5			x			x
Main	Dining Room	15'5 x 13'			x			x
Main	Kitchen	15'5 x 13'			x			x
Main	Family Room	21'5 x 13'			x			x
Main	Foyer	12'5 x 13'			x			x
Above	Master Bedroom	20' x 13'			x			x
Above	Bedroom	13' x 12'5			x			x
Above	Bedroom	13' x 12'5			x			x
Above	Bedroom	13' x 12'			x			x
		x			x			

Finished Floor (Main): **1,606**
Finished Floor (Above): **1,422**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,028 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,028 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Crawl**

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

Outbuildings
Barn: **15X20**
Workshop/Shed: **25X60**
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Maude, Mackay & Co. Ltd.**

This beautiful 4 bed, 3 bath home with attached double car garage is situated on 42.3 acres of landscaped gardens, & fruit trees & a view of the mountains & valley. The gardens & 2 large green houses (approx 20' x 50') have running water. The gently sloped, fully fenced property has a large 3 car workshop (approx 25' x 60') plus additional storage (600 sq.ft.) 2 dog kennels, chicken coop, 2 barns, & separately fenced areas for animals. Approximately 15 acres is currently in hay. This property will not last long.



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Active
R2078558

Board: H
House with Acreage

5000 MOUNT STREET

Harrison Hot Springs
Harrison Hot Springs
VOM 1K0

Residential Detached

\$3,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$3,000,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2010
Depth / Size: 0.00	Bathrooms:	7	Age: 6
Lot Area (sq.ft.): 871,200.00	Full Baths:	6	Zoning: MR
Flood Plain: Yes	Half Baths:	1	Gross Taxes: \$8,853.00
Rear Yard Exp: South			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-199-439
			Tour: Virtual Tour URL

View: **Yes: Mountains**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **9**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Heat Pump, Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **4** Parking Access: **Front, Side**
Parking: **DetachedGrge/Carport, Garage; Double, Open**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Legal: **LD 36 SEC 18 TWP 4 RNG 28 MER 6 PART W 1/2, LEGAL SUBDIVISION 5, MERIDIAN W6,**

Amenities: **Air Cond./Central, Guest Suite, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Gated Complex, Golf Course Nearby, Greenbelt, Marina Nearby, Private Setting, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Garage Door Opener, Hot Tub Spa/Swirlpool, Hot Water**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	16'4 x 21'11	Above	Media Room	18'5 x 22'8			x
Main	Office	14'11 x 16'18	Above	Recreation	42'6 x 13'11			x
Main	Living Room	19'11 x 18'2	Above	Bedroom	14'10 x 14'2			x
Main	Dining Room	15' x 16'8	Above	Laundry	6'6 x 8'			x
Main	Butlers Pantry	6'5 x 12'9	Above	Bedroom	14'11 x 16'4			x
Main	Laundry	7'11 x 15'9	Above	Bedroom	16'4 x 16'2			x
Main	Mud Room	5'5 x 6'5	Main	Kitchen	12' x 9'			x
Main	Pantry	5'8 x 11'5	Main	Living Room	14' x 15'			x
Main	Kitchen	18'6 x 24'4	Main	Bedroom	13'6 x 12'6			x
Main	Eating Area	15'10 x 15'5			x			

Finished Floor (Main):	4,608	# of Rooms:19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,139	# of Kitchens: 2	1	Main	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Main	3	No	Pool:
Finished Floor (Total):	6,747 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	4	Yes	Door Height:
Unfinished Floor:	0	Basement: Crawl	6	Above	3	Yes	
Grand Total:	6,747 sq. ft.		7	Main	4	No	
			8				

Listing Broker(s): **HomeLife Glenayre Realty(Chwk)**

HomeLife Glenayre Realty(Chwk)

This custom built luxury home rests on 20 acres of private Harrison Hot Springs real estate complete with in ground pool/hot tub, art studio and your own personal hiking trails. Whether you're enjoying the chefs kitchen, theatre room, music room, the formal dining room with butlers kitchen or just relaxing by 1 of the 9 marble fireplaces, it's easy to see no expense was spared. From the granite, marble and African teak flooring to the 30 foot cawford ceilings to the crystal chandeliers this home screams opulence. Designed for comfort, this floor plan has all necessities on the main, including a massive master bedroom, sprawling en suite and huge walk in closet. Includes matching pool house. Call for detailed listing package.



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Active
R2067140

Board: H
House with Acreage

47015 EXTROM ROAD

Sardis
Promontory
V2R 4V1

Residential Detached

\$2,960,000 (LP)

(SP)



Sold Date:	Frontage (feet):	70.75	Original Price: \$2,960,000
Meas. Type: Metres	Bedrooms:	5	Approx. Year Built: 1979
Depth / Size:	Bathrooms:	4	Age: 37
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: RR
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,637.91
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-993-272
			Tour:

View: **Yes: VALLEY**
Complex / Subdiv:
Services Connected: **Electricity, Water**

Style of Home: **2 Storey**
Construction: **Other**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Wood**
Water Supply: **Well - Drilled**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **3** Parking Access:
Parking: **Other**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: IN LAW SUITE CHANDELIER**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP50147 LT 3 LD 36 SEC 5 TWP 26 EXCEPT PLAN NWP65467.**

Amenities: **Barn, Pool; Outdoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'5 x 10'5	Below	Recreation	12'5 x 33'5			x
Main	Family Room	13'5 x 15'5	Below	Bedroom	10'5 x 11'			x
Main	Living Room	14'5 x 21'			x			x
Main	Den	10'5 x 10'5			x			x
Main	Master Bedroom	14' x 14'11			x			x
Main	Bedroom	11'5 x 11'5			x			x
Main	Bedroom	11'5 x 12'			x			x
Below	Master Bedroom	13'5 x 14'			x			x
Below	Living Room	15' x 21'			x			
Below	Kitchen	21' x 10'5			x			

Finished Floor (Main):	2,650	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,650	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Below	3	No	Pool:
Finished Floor (Total):	5,300 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	5,300 sq. ft.	Beds not in Basement: 5	7				
			8				

Listing Broker(s): **Oneflatfee.ca**

Attention Developers and Investors - 18.48 hillside residential zoned acres located in East Promontory, Chilliwack. 70.75 frontage approx. 1200 ft above sea level. Adjacent to two subdivisions and City of Chilliwack Mount Thom Park. Also includes gated approx. 5300 sq. ft. walk out rancher with in-law suite, 18x36 in ground pool and two stall horse barn with riding arena. Sunroom at 400sq and weight room 400sq.



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Active
R2114969
Board: H
House with Acreage

42245 SOUTH SUMAS ROAD

Sardis
Greendale Chilliwack
V2R 4W3

Residential Detached

\$2,300,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$2,300,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1983**
Depth / Size: Bathrooms: **5** Age: **33**
Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **AL**
Flood Plain: **Yes** Half Baths: **2** Gross Taxes: **\$4,523.59**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **023-605-391**
Tour: **Virtual Tour URL**

View: **Yes: MOUNTAINS/FARMLAND**
Complex / Subdiv: **GREENDALE**
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **Well - Shallow**
Fuel/Heating: **Electric, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **12** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL LMP30861 LT 2 DL 86 LD 36 GROUP 2.**

Amenities: **Barn, Guest Suite, Storage, Workshop Detached**

Site Influences: **Private Setting, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'1 x 17'2	Above	Living Room	10'5 x 10'6			x
Main	Dining Room	15'10 x 13'11	Above	Bedroom	11'8 x 11'7			x
Main	Kitchen	14'2 x 10'3	Above	Bedroom	11'7 x 10'11			x
Main	Foyer	13'2 x 7'2	Above	Bedroom	11'7 x 11'6			x
Main	Hobby Room	25' x 23'4	Above	Recreation	12'9 x 10'7			x
Main	Master Bedroom	17'10 x 14'5	Above	Master Bedroom	12'5 x 11'9			x
Main	Mud Room	11'10 x 8'2	Above	Bedroom	12'3 x 10'7			x
Main	Den	12' x 11'			x			x
Above	Flex Room	25' x 12'2			x			
Above	Kitchen	10'6 x 10'8			x			

Finished Floor (Main): **2,943**
Finished Floor (Above): **2,058**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **5,001 sq. ft.**

of Rooms: **17**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **None**

Unfinished Floor: **0**
Grand Total: **5,001 sq. ft.**

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

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

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

This is one of those rare special properties with far too much to list but here goes: Spectacular quiet and scenic setting in a desired Greendale location! The long tree lined driveway takes you to a large partly remodelled West Coast executive home with over 13 acres and a second well maintained 1,800 sq ft home on the property with a long term tenant AND a self contained guest suite that was registered as a bed and breakfast AS WELL as a self contained attached office/store front area! McGillvary Creek cuts through the property with a bridge to access the back portion of the property and there is a 32 x 60 barn with 42' x 60' leanto/machinery storage & 24' x 25' storage building. You won't find this again! Come see for yourself.



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Active
R2100953

Board: H
House/Single Family

47206-47220 SWALLOW PLACE

Chilliwack
Little Mountain
V2P 7W9

Residential Detached

\$2,200,000 (LP)

(SP)



Sold Date: Frontage (feet): **200.00** Original Price: **\$2,200,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1996**
Depth / Size: Bathrooms: **6** Age: **20**
Lot Area (sq.ft.): **0.89** Full Baths: **6** Zoning: **R1-A**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$9,121.99**
Rear Yard Exp: For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **015-394-794**
Tour: **Virtual Tour URL**

View: **Yes: SOUTH OVER FRASER VALLEY**
Complex / Subdiv: **LITTLE MOUNTAIN**
Services Connected: **Electricity**

Style of Home: **1 1/2 Storey, Rancher/Bungalow**
Construction: **Frame - Metal**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Electric, Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **5** Parking Access: **Side**
Parking: **Grge/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP83109 LT 9 & 10 DL 458 LD 36 GROUP 2. PID: 015-394-808**

Amenities: **Air Cond./Central, Pool; Indoor**

Site Influences: **Cul-de-Sac, Paved Road, Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Freezer, Garage Door Opener, Hot Tub**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 21'	Above	Master Bedroom	15' x 21'6			x
Main	Dining Room	12'6 x 14'10	Above	Bedroom	10'6 x 11'6			x
Main	Kitchen	15'6 x 16'	Above	Bedroom	11'6 x 15'6			x
Main	Foyer	7'6 x 29'	Above	Bedroom	13' x 15'			x
Main	Laundry	10'10 x 13'6	Above	Bedroom	16'6 x 19'8			x
Main	Eating Area	10' x 14'			x			x
Main	Den	14' x 14'6			x			x
Main	Storage	6' x 12'6			x			x
Main	Bedroom	16'6 x 16'6			x			
Main	Recreation	20' x 25'			x			

Finished Floor (Main): **3,235**
Finished Floor (Above): **2,340**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **5,575 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,575 sq. ft.**

of Rooms: **15**
of Kitchens: **1**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **None**

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

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

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

Executive estate located on Little Mountain. 5575 sqft. of living space with a 1 bedroom in-law suite. 6 bedrooms with 3 having ensuites, 5 bathrooms, new kitchen with all top of the line appliances. Separate indoor pool & hot tub, includes a 0.25 acre lot that can be sold separately or kept for your own private garden. Cobblestone driveway leading to a 3x plus 3 deep tandem garage that is heated & wired for 220. The patio's & deck boast the best 180 degree view on the mountain. This home has loads of extras too many to list.



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Active
R2120451

Board: H
House with Acreage

10995 MCSWEEN ROAD

Chilliwack
Fairfield Island
V2P 7Z7

Residential Detached

\$1,999,999 (LP)

(SP)



Sold Date:	Frontage (feet):	105.64	Original Price: \$1,999,999
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2005
Depth / Size:	Bathrooms:	3	Age: 11
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: AL
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$6,364.31
Rear Yard Exp: West			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-472-451
			Tour:
View: No :			
Complex / Subdiv:			
Services Connected: Electricity, Natural Gas, Septic, Water			

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Heat Pump**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **25** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: exterior signs at the back shop**
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP64697 LT 7 DL 386 LD 36 GROUP 2.**

Amenities: **None**

Site Influences: **Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Sprinkler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4 x 7'6	Main	Den	11'7 x 11'7			x
Main	Study	13'6 x 12'9	Above	Master Bedroom	14'10 x 13'9			x
Main	Mud Room	8'6 x 6'4	Above	Walk-In Closet	7'6 x 6'11			x
Main	Laundry	8'6 x 8'6	Above	Bedroom	12'5 x 10'7			x
Main	Storage	11'2 x 9'6	Above	Bedroom	12'8 x 11'2			x
Main	Pantry	8'2 x 4'5	Above	Recreation	21'1 x 14'10			x
Main	Eating Area	10'7 x 6'	Above	Office	14'8 x 9'6			x
Main	Kitchen	14'6 x 11'3			x			x
Main	Living Room	17'4 x 13'11			x			
Main	Dining Room	14'11 x 13'11			x			

Finished Floor (Main):	1,673	# of Rooms:	17	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,663	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None, Unauthorized Suite	3	Above	4	No		Pool:
Finished Floor (Total):	3,336 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					23'2 X
Unfinished Floor:	0	Basement:	Crawl	6					Door Height:
Grand Total:	3,336 sq. ft.			7					
				8					

Listing Broker(s): **Sotheby's Int'l Realty Canada**

Sotheby's Int'l Realty Canada

This stately property is located in the Fairfield Island, Chilliwack. Passing through the front gated entrance, you will be invited to a professionally landscaped lawn and gardens by a long driveway. Constructed in 2005, this residence set on a 2.2 acre estate include 3 spacious bedrooms, 3 bathrooms, 2 offices, 1 sitting room and 1 recreation room. This property provides an extensive storage space. A good mix of different color palettes creates a sense of warm and comfy atmospheres. Notable customized details are remarkable. With the owner's creativity, a shop at the rear of this residence is imitating a gas station and auto workshop for car collectors. This property features a perfect balance of living and hobby spaces.



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Active
R2081782
 Board: H
 House/Single Family

7531 ROCKWELL DRIVE

Harrison Hot Springs
 Harrison Hot Springs
 v0m 1a2

Residential Detached

\$1,999,999 (LP)

(SP)



Sold Date: Frontage (feet): **82.02** Original Price: **\$2,275,000**
 Meas. Type: **Metres** Bedrooms: **6** Approx. Year Built: **1998**
 Depth / Size: Bathrooms: **6** Age: **18**
 Lot Area (sq.ft.): **0.00** Full Baths: **5** Zoning: **RL**
 Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$8,129.91**
 Rear Yard Exp: For Tax Year: **2015**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-799-065**
 Tour:
 View: **Yes: HARRISON LAKE**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Propane**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Other**

Reno. Year: **2005**
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **10** Covered Parking: **3** Parking Access:
 Parking: **Add. Parking Avail., DetachedGrge/Carport, Garage; Triple**

Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Legal: **PL BCP25868 LT 1 LD 36 SEC 32 TWP 4 RNG 28 MER 6**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Ski Hill Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Sprinkler - Inground, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 12'4	Below	Bedroom	13'6 x 16'8			x
Main	Dining Room	14' x 15'4	Below	Gym	16'11 x 12'6			x
Main	Den	9'8 x 11'	Below	Laundry	17'2 x 9'2			x
Main	Living Room	22'8 x 21'	Below	Bedroom	13'4 x 13'			x
Main	Master Bedroom	14' x 13'	Below	Storage	13'10 x 9'10			x
Above	Bedroom	14' x 12'6			x			x
Above	Bedroom	14' x 12'11			x			x
Above	Bedroom	15'4 x 12'11			x			x
Above	Office	7'8 x 13'9			x			
Below	Media Room	19'2 x 26'			x			

Finished Floor (Main): **1,860**
 Finished Floor (Above): **1,605**
 Finished Floor (Below): **2,151**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **5,616 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **5,616 sq. ft.**

of Rooms: **15**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **6**
 Basement: **Fully Finished**

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

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

Listing Broker(s): **Sutton Group WestCoast Rlt HHS**

Sutton Group WestCoast Rlt HHS

This sensational, one of a kind, home boasts five thousand six hundred square feet of dramatic living providing an exceptional indoor/outdoor lifestyle and brings together every modern amenity one could dream of with comfort, elegance and absolute sophistication. Floor to ceiling windows bathe the estate in lateral light and create an ethereal, open feel with truly dramatic effect...Each floor of the property boasts spectacular vistas of the lake and mountains providing one of the most spectacular settings imaginable....The lower level of the home has a wonderful recreation area offering direct access to the lakeside terrace ideal for a boat, kayaks and jet skis.