



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
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**Active**  
**R3107155**

**5 46350 CESSNA DRIVE**

Residential Attached

Board: H  
Townhouse

Chilliwack  
Chilliwack Proper South  
V2P 7W3

**\$399,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$399,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1991</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>35</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>R5</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,843.83</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>Yes</b>	P.I.D.: <b>016-292-448</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Mountains</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Carport; Single, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **STRATA LOT 5, PLAN NWS3281, DISTRICT LOT 340, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Recreation Center**

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

Finished Floor (Main):	<b>1,251</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,251 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,251 sq. ft.</b>

Units in Development:  
Exposure:  
Mgmt. Co's Name: **ADVANTAGE PROPERTY MANAGEMENT**  
Mgmt. Co's #: **604-858-7368**  
Maint Fee: **\$353.06**  
Maint Fee Includes: **Management, Recreation Facility**  
Locker:  
Storeys in Building:  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest.**  
Restricted Age: **55+** # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'11 x 15'7			x	1	Main	3	Yes
Main	Dining Room	7'6 x 12'11			x	2	Main	3	No
Main	Kitchen	12'7 x 9'4			x	3			No
Main	Primary Bedroom	14'7 x 11'11			x	4			No
Main	Walk-In Closet	6'5 x 4'10			x	5			No
Main	Bedroom	14'7 x 8'9			x	6			No
Main	Nook	9'10 x 9'4			x	7			No
Main	Foyer	20'8 x 4'11			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

**Ground-level townhome in the well-maintained Hamley Estates! This spacious 2 bed, 2 bath home offers over 1,200 sq ft with a functional layout, generous room sizes, and plenty of in-suite storage. Enjoy a bright living area with cozy fireplace, large primary bedroom, and peaceful mountain views. Well-run complex with updated roof and vinyl windows, plus amenities including clubhouse, workshop, and RV parking. Two parking spots included. Quiet 55+ community in a convenient location close to shopping and everyday essentials. A rare and comfortable place to call home!**  
<https://youtu.be/LcVUC8zQs9o>