



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
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**Active**  
**R3088971**

Board: H  
Apartment/Condo

**17 46160 PRINCESS AVENUE**

Chilliwack  
Chilliwack Proper East  
V2P 2A7

Residential Attached

**\$229,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$242,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1992</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>34</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>R6</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,188.99</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>017-990-009</b>	For Tax Year: <b>2025</b>
Flood Plain: <b>Yes</b>		Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Legal: **STRATA LOT 17, BLOCK 21, PLAN LMS635, 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 OR V, AS APPROPRIATE, DIV E**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**  
Features:

Finished Floor (Main):	<b>757</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>757 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>757 sq. ft.</b>

Units in Development:  
Exposure:  
Mgmt. Co's Name: **ADVANTAGE PROPERTY MGMT**  
Maint Fee: **\$470.00**  
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-795-2955**  
Council/Park Apprv?:

Locker:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Not Allowed**  
Restricted Age: # of Pets: **1** 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	Kitchen	11' x 8'			x	1	Main	4	No
Main	Living Room	11'8 x 12'2			x	2			
Main	Primary Bedroom	12' x 11'			x	3			
Main	Bedroom	10' x 9'			x	4			
Main	Laundry	6'11 x 4'10			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Advantage Property Management**

**Advantage Property Management**

**Welcome to Arcadia Arms! This bright and well maintained 2 bedroom, 1 bathroom condo is a fantastic opportunity for first time buyers or savvy investors. Ideally located just outside the downtown core and steps from Chilliwack's newest landmark, District 1881, you'll love having shopping, dining, and amenities right at your doorstep. This upper floor unit features in suite laundry and has seen numerous upgrades over the years, offering both comfort and value. Don't miss your chance to own in this convenient and growing neighbourhood!**



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**Active**  
**R3074939**

**20 46689 FIRST AVENUE**

Residential Attached

Board: H  
Townhouse

Chilliwack  
Chilliwack Proper East  
V2P 1X5

**\$399,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$449,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1975</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>51</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>R5</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,095.27</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>001-259-920</b>	For Tax Year: <b>2025</b>
Flood Plain: <b>Yes</b>	View: <b>:</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>Mount Baker Estates</b>		Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

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

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

Legal: **STRATA LOT 20, PLAN NWS281, DISTRICT LOT 334, 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 OR V, AS APPROPRIATE**

Amenities: **Playground, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): **708**  
Finished Floor (Above): **655**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,363 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,363 sq. ft.**

Units in Development: Tot Units in Strata: Locker:  
Exposure: Storeys in Building:  
Mgmt. Co's Name: Mgmt. Co's #:  
Maint Fee: **\$590.00** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age: # of Pets: Cats: Dogs:  
# 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	Kitchen	18'5 x 10'6			x	1	Main	2	No
Main	Dining Room	10'10 x 8'3			x	2	Above	4	No
Main	Living Room	16' x 12'11			x	3			
Main	Laundry	6'4 x 5'10			x	4			
Above	Primary Bedroom	14'4 x 12'			x	5			
Above	Walk-In Closet	7' x 3'4			x	6			
Above	Bedroom	11'6 x 9'4			x	7			
Above	Bedroom	13' x 9'4			x	8			

Listing Broker(s): **Century 21 Creekside Realty**

**This 3-bedroom, 2-bathroom townhome is located in the family-friendly Mount Baker Estates. The main level features a white kitchen with a cozy nook area, an open-concept living room with a stone fireplace, and access to the backyard. A convenient powder room and access to the single-car garage complete the main floor. Upstairs, you'll find three spacious bedrooms and a full bathroom. This unit backs onto Cootie Street, offering easy accessibility and plenty of additional nearby parking. The well-maintained complex includes a playground and an outdoor pool. Ideally situated in a central location close to District 1881, all levels of schools, parks, shopping, and more. A maximum of 3 pets per household is permitted with any combination of cats or dogs. Don't miss this great opportunity!**



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**Active**  
**R3081563**

**209 46150 THOMAS ROAD**

Residential Attached

Board: H  
 Townhouse

Sardis  
 Vedder Crossing  
 V2R 6H3

**\$525,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$525,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2022</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>R4</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,739.51</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>903-033-021</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tax Inc. Utilities?:
Complex / Subdiv:	View: <b>:</b>	Tour:
First Nation	<b>Tzeachten First Nation</b>	
Services Connctd:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Mixed, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **First Nations Lease** Dist. to School Bus:  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish:

Legal: **UNIT 209 CLSR 111483 WITHIN LOT 789 CLSR 111161 TZEACHTEN IR #13**

Amenities:

Site Influences: **Central Location, Shopping Nearby**  
 Features:

Finished Floor (Main): <b>613</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>673</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Colyvan Pacific</b>	Mgmt. Co's #: <b>604-683-8399</b>	
Finished Floor (Below): <b>201</b>	Maint Fee: <b>\$306.67</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Snow removal</b>		
Finished Floor (Total): <b>1,487 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions:	# of Pets:	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>1,487 sq. ft.</b>	Restricted Age:		
Suite:	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b> # of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10' x 15'			x	1	Main	2	No
Main	Living Room	13' x 15'			x	2	Above	4	No
Main	Dining Room	9' x 15'			x	3	Above	3	Yes
Below	Bedroom	8'10 x 9'6			x	4			
Bsmt	Foyer	3'6 x 11'			x	5			
Above	Bedroom	8'3 x 10'8			x	6			
Above	Bedroom	11'5 x 8'1			x	7			
Above	Primary Bedroom	10'5 x 12'8			x	8			

Listing Broker(s): **eXp Realty** **eXp Realty of Canada, Inc.** **eXp Realty of Canada, Inc.**

**This unit showcases distinctive modern architecture paired with bright, spacious interiors, thoughtfully finished in our custom designer colour palette. BASE 10 offers everything you need to call it home. Highlights include: hard-panel exterior siding, both driveway and garage parking, large balconies, full kitchen appliance and laundry packages, sleek modern colour schemes, cozy fireplace, air conditioning, spa-inspired ensuite—and so much more. All just minutes from shopping, schools, and recreation!BASE 10 is Chilliwack's premier master-planned townhome community, ideally situated at Promontory & Thomas.**



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**Active**  
**R3080995**

Board: H  
 Townhouse

**20 45762 SAFFLOWER CRESCENT**

Sardis  
 Sardis South  
 V2R 0S4

Residential Attached

**\$650,750** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$705,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2011</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>15</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R4-A</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,384.12</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>028-929-594</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Mountain &amp; City</b>		Tour:
Complex / Subdiv: <b>Kingsbury</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 20, PLAN EPS386, DISTRICT LOT 338, 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 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby**  
 Features: **Air Conditioning, Clothes Washer/Dryer, Garage Door Opener, Microwave, Stove**

Finished Floor (Main): **703**  
 Finished Floor (Above): **819**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **703**  
 Finished Floor (Total): **2,225 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,225 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **Stratatech**  
 Maint Fee: **\$385.20**  
 Maint Fee Includes: **Garbage Pickup, Management, Sewer, Snow removal, Water**

Tot Units in Strata:  
 Storeys in Building:  
 Mgmt. Co's #:  
 Council/Park Apprv?:  
 # of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite:  
 Basement: **Full**  
 Crawl/Bsmt. Ht: # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **12**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Restricted Age:  
 # or % of Rentals Allowed: **100%**  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'2 x 10'2	Above	Laundry	4'8 x 5'5	1	Main	2	No
Main	Foyer	4'8 x 9'	Bsmt	Recreation Room	17' x 13'	2	Above	4	Yes
Main	Dining Room	10'6 x 9'9	Bsmt	Flex Room	9'4 x 14'10	3	Above	4	No
Main	Great Room	13'2 x 16'9	Bsmt	Storage	7' x 9'	4	Bsmt	4	No
Above	Primary Bedroom	15'9 x 13'3			x	5			
Above	Walk-In Closet	9'4 x 5'6			x	6			
Above	Bedroom	9'3 x 11'			x	7			
Above	Bedroom	10'4 x 11'7			x	8			

Listing Broker(s): **RE/MAX City Realty**

**Nestled in the vibrant heart of Sardis, this rarely available 2-storey end-unit townhome with basement in the well-managed, family-oriented Kingsbury Place is sure to impress. Features 3 beds, 4 baths, and 2,225 sqft of bright, open living space. Perfectly positioned for convenience, it's just steps from schools at every level, parks, shopping, dining, and the golf course. Upstairs you'll find 3 generous bedrooms (plus a flexible room easily converted to a 4th), anchored by a large primary suite with a ensuite. The walk-out basement floods with natural light, while the fully fenced yard and double garage with long driveway offer privacy and practicality. Book your tour today!**



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**Active**  
**R3096565**

**26 6026 LINDEMAN STREET**

Residential Attached

Board: H  
 Townhouse

Sardis  
 Promontory  
 V2R 0W1

**\$669,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$699,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2014</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>12</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R4</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,240.81</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>029-385-075</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :Area mountains and the Valley</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>HILLCREST LANE</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt., 3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Vinyl**  
 Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces: **0**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s), Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing: **No**

Legal: **STRATA LOT 18, PLAN EPS1677, SECTION 9, TOWNSHIP 26, 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 V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features:

Finished Floor (Main): **684**  
 Finished Floor (Above): **860**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **655**  
 Finished Floor (Total): **2,199 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,199 sq. ft.**

Units in Development: **144** Tot Units in Strata: Locker: **No**  
 Exposure: **East** Storeys in Building:  
 Mgmt. Co's Name: **Homelife Advantage** Mgmt. Co's #:  
 Maint Fee: **\$330.74** Council/Park Apprv?: **No**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Sewer, Snow removal**  
 Bylaws Restrictions: **No Restrictions, Pets Allowed, Rentals Allowed**  
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed: **100% %**  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Suite: **None**  
 Basement: **Full, Fully Finished, Separate Entry**  
 Crawl/Bsmt. Ht: # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **11**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'7 x 13'0	Bsmt	Recreation Room	14'7 x 13'0	1	Above	2	No
Main	Kitchen	10'11 x 9'9	Bsmt	Bedroom	12'5 x 9'8	2	Above	4	Yes
Main	Dining Room	9'9 x 9'4	Bsmt	Utility	12'2 x 10'7	3	Above	4	No
Above	Primary Bedroom	16'10 x 13'1				4	Bsmt	4	No
Above	Walk-In Closet	9'10 x 5'4				5			No
Above	Bedroom	12'5 x 11'9				6			No
Above	Bedroom	12'1 x 11'4				7			No
Above	Laundry	7'11 x 5'8				8			No

Listing Broker(s): **Royal LePage Little Oak Realty**

**HILLCREST LANE is a well-kept, family-friendly complex offering comfort, space, and stunning unobstructed views from every level of this well-maintained 3-storey TWNH. This spacious home features 4 bdrms and 4 baths, with a modern, practical open-concept layout. The kitchen boasts granite countertops, a walk-in pantry, and an extra-large island perfect for everyday family living. Relax in the living room by the cozy gas F/P while enjoying breathtaking sunsets. The primary bdrm includes a walk-in closet and a full en suite with double sinks. The walk-out daylight basement offers a large rec room, an additional bedroom, and a full bathroom ideal for guests, teens, or extended family. Pets allowed with restrictions (no weight/height limit). Private backyard for entertaining, rental allowed.**



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

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Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3087827**

Board: H  
Townhouse

**30 43540 ALAMEDA DRIVE**

Chilliwack  
Chilliwack Mountain  
V2R 0J9

Residential Attached

**\$965,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$965,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2009</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>17</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,028.27</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>027-979-512</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : RIVER, MOUNTAINS, VALLEY</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **STRATA LOT 28, PLAN BCS2721, SECTION 27, TOWNSHIP 23, 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 V**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	<b>1,183</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>1,511</b>
Finished Floor (Basement):	<b>758</b>
Finished Floor (Total):	<b>3,452 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>3,452 sq. ft.</b>

Units in Development:	Tot Units in Strata: <b>37</b>	Locker:
Exposure:	Storeys in Building:	
Mgmt. Co's Name: <b>ECM STRATA MANAGEMENT</b>	Mgmt. Co's #: <b>604-855-9895</b>	
Maint Fee: <b>\$500.00</b>	Council/Park Apprv?:	
Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>		
Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Restricted Age:		
# or % of Rentals Allowed: <b>100%</b>		
Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'6 x 17'	Below	Media Room	18'8 x 18'2	1	Main	3	No
Main	Dining Room	12'1 x 10'8	Below	Primary Bedroom	15'7 x 13'8	2	Below	5	Yes
Main	Kitchen	12'8 x 10'1	Below	Walk-In Closet	7'3 x 4'6	3	Below	4	No
Main	Pantry	8'9 x 5'	Below	Bedroom	14'7 x 12'7	4	Bsmt	2	No
Main	Bedroom	15'1 x 13'1	Below	Walk-In Closet	4'7 x 4'6	5			
Main	Walk-In Closet	7'9 x 5'2	Bsmt	Flex Room	20'3 x 15'7	6			
Main	Foyer	16'8 x 5'6	Bsmt	Bedroom	13'1 x 12'5	7			
Below	Family Room	18'10 x 15'5			x	8			

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

**Retriever Ridge: 4 bed, 4 bath Executive Custom Rancher. Executive Custom Rancher w/views on 3 levels siding on Green built. Immaculately rancher with 3 finished flrs. This gorgeous 1/2 duplex at the end of the complex shows pride of ownership. Hardwood flrs, designer paint & tile work with many extras. Open kitchen with granite countertops, S/S appliances, huge pantry, butcher block island. Great rm has 10' coffered ceilings with floor to ceiling windows overlooking the Fraser river. Two large partially covered decks, fenced yard, double garage. Master features w.i. closet & ensuite & Views, views.. , media rm with beveled french glass doors. Private fenced backyard for dog. You will be amazed. This home has it all & Lots of visitor parking in this quiet complex.**