



Presented by:

Mylyne Santos PREC*

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Stonehaus Realty Corp.
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Active
R3101767

Board: H
House/Single Family

8825 EDWARD STREET

Chilliwack
Chilliwack Proper West
V2P 4C8

Residential Detached

\$567,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$567,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1948
Frontage(feet): 50.00	Bathrooms: 2	Age: 78
Frontage(metres): 15.24	Full Baths: 2	Zoning: R1A
Depth / Size:	Half Baths: 0	Gross Taxes: \$2,468.95
Lot Area (sq.ft.): 4,792.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.11	P.I.D.: 011-428-449	Tax Inc. Utilities?:
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Fibreglass**

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

Total Parking:	Covered Parking:	Parking Access:
Parking: Open		
Driveway Finish:		
Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Title to Land: Freehold NonStrata		
Property Disc.: No		
Fixtures Leased: Yes :Hot Water Tank. Buyer to verify. Seller makes no warranties		
Fixtures Rmvd: No :		
Floor Finish:		

Legal: **LOT 10, PLAN NWP9396, DISTRICT LOT 27, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'6 x 11'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6 x 13'9			x	Main 3
Finished Floor (Below):	0	Main	Laundry	8'0 x 8'0			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	11'5 x 9'0			x	
Finished Floor (Total):	1,060sq. ft.	Main	Bedroom	11'5 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	11'5 x 7'9			x	
Grand Total:	1,060sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							x	

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

Great opportunity for first-time buyers or investors! This 3-bedroom, 2-bathroom home offers a functional layout and is situated on a no-through road in a family-friendly neighbourhood. Conveniently located close to schools, transit, the hospital, shopping, and recreation, with quick and easy access to the highway. A fantastic opportunity for families or anyone looking to enter the market.



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Active
R3065733
Board: H
House/Single Family

9665 WILLIAMS STREET

Chilliwack
Chilliwack Proper East
V2P 5G6

Residential Detached

\$799,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1905
Frontage(feet): 104.00	Bathrooms: 2	Age: 121
Frontage(metres): 31.70	Full Baths: 2	Zoning: R1-A
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,293.54
Lot Area (sq.ft.): 10,890.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.25	P.I.D.: 009-285-822	Tax Inc. Utilities?: No
Flood Plain: Yes	View: Yes: mountains	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood, Other**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Total Parking:	Covered Parking:	Parking Access:
Parking: Garage; Single, Open		
Driveway Finish:		
Dist. to Public Transit: 3 min walk	Dist. to School Bus: 6 min walk	
Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Property Disc.: No		
Fixtures Leased: No		
Fixtures Rmvd: :		
Floor Finish:		

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt, Other**

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

Legal: **LOT 1, PLAN NWP10273, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 27314, DIV D**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,244	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,164	Main	Living Room	12' x 12'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6" x 16'6"			x	Main 3
Finished Floor (Below):	300	Main	Kitchen	10'3" x 13'3"			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	14' x 13'			x	
Finished Floor (Total):	2,708sq. ft.	Main	Primary Bedroom	12' x 13'			x	
Unfinished Floor:	800	Main	Bedroom	10' x 12'			x	
Grand Total:	3,508sq. ft.	Main	Laundry	6' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	21' x 15'			x	
		Above	Bedroom	11'9" x 10'6"			x	
		Above	Bedroom	11' x 10'			x	
		Above	Kitchen	12' x 10'			x	
Suite:							x	
Basement: Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 11	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Attention: Investor Alert!! Subdivision Potential!!! Court Ordered Sale. This 4-bed 2-bath home historic home (built in 1905) is situated on a .25-acre corner lot with road frontage on 3 sides. Currently zoned R1-A with subdivision potential for up to 3 lots under the current OCP (confirm with the Municipality). Conveniently located near schools, parks, shopping, recreation and more. 2 min drive from the revitalized award-winning District 1881. Don't miss your chance to own this incredible investment opportunity.



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Active
R3091965
Board: H
House/Single Family

45410 PARK DRIVE

Chilliwack
Chilliwack Proper West
V2P 1G2

Residential Detached

\$819,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$819,000
Meas. Type: Metres	Bedrooms: 5	Approx. Year Built: 1946
Frontage(feet): 85.96	Bathrooms: 2	Age: 80
Frontage(metres): 26.20	Full Baths: 2	Zoning: RA-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,865.77
Lot Area (sq.ft.): 21,300.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.49	P.I.D.: 005-554-080	Tax Inc. Utilities?:
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 2 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Carport & Garage, Garage; Double, RV Parking Avail.
Exterior: Stone, Vinyl	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel:	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :
Outdoor Area: Sundeck(s)	Floor Finish:
Type of Roof: Asphalt	

Legal: **LOT A, PLAN NWP73201, DISTRICT LOT 27, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 28, 114**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,543	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	3'6 x5'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'3 x12'6			x	Main 4
Finished Floor (Basement):	0	Main	Kitchen	18'1 x15'7			x	Main 4
Finished Floor (Basement):	234	Main	Dining Room	7'7 x13'3			x	
Finished Floor (Total):	1,777 sq. ft.	Main	Primary Bedroom	18'10 x12'2			x	
Unfinished Floor:	778	Main	Bedroom	12'10 x18'9			x	
Grand Total:	2,555 sq. ft.	Main	Bedroom	14'7 x12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'2 x8'10			x	
Suite:		Bsmt	Den	14'6 x10'2			x	
Basement: Full, Partly Finished		Bsmt	Bedroom	14'6 x9'10			x	
		Bsmt	Other	21'5 x24'3			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

Solid rancher with basement situated on a rare 21,300 sqft. lot in Chilliwack. Featuring four spacious bedrooms on the main floor, this home offers a highly desirable layout and an excellent opportunity for renovation and personalization. The basement includes a separate entry and is ready for your ideas. A massive yard, detached double garage with shop space, and a quiet street location fronting a park complete this value-packed property.



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Active
R3093003
Board: H
House/Single Family

1876 VERA ROAD

Cultus Lake & Area
Cultus Lake South
V2R 4X1

Residential Detached

\$899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$899,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1961
Frontage(feet): 50.52	Bathrooms: 2	Age: 65
Frontage(metres): 15.40	Full Baths: 2	Zoning: R1A
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,087.59
Lot Area (sq.ft.): 3,750.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 001-468-481	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Forrest	Tour:
Complex/Subdiv:	Services Connected: Electricity, Septic	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Community

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Other**

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

Total Parking: **8** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **Carport; Single, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 64, PLAN NWP14186, SECTION 15, TOWNSHIP 22, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **Other - See Remarks**

Finished Floor (Main):	1,312	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'5 x 11'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'3 x 13'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'3 x 10'			x	Main 4
Finished Floor (Basement):	0	Main	Den	10'3 x 9'4			x	
Finished Floor (Total):	1,312sq. ft.	Main	Primary Bedroom	11'2 x 11'5			x	
Unfinished Floor:	0	Main	Bedroom	13'2 x 8'6			x	
Grand Total:	1,312sq. ft.	Main	Foyer	12'4 x 6'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

Desirable private community at Lindell Beach. Open kitchen with center island opens to Great room. Master bdrm feat en-suite. Large covered deck out back great for entertainment & evening sun. Backs onto acres of green space & walking trails. Only steps to the quiet beach. Bring your boat. Amazing, family oriented community has tennis courts, play fields, swim docks & much, much more. Easy to rent for extra income. Lots of parking.



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Active
R3073710

Board: H
House with Acreage

66176 KAWKAWA LAKE ROAD

Hope & Area
Hope
VOX 1L1

Residential Detached

\$957,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$988,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1984
Frontage(feet):	Bathrooms: 2	Age: 42
Frontage(metres):	Full Baths: 2	Zoning: CR-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,623.11
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 12.11	P.I.D.: 004-019-326	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: LAKE, FOREST, MOUNTAINS		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 0	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Brick, Wood	Driveway Finish: Gravel		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Propane Gas	Rain Screen:		
Fuel/Heating: Electric, Forced Air, Propane Gas	Metered Water: No		
Outdoor Area: Patio(s)	R.I. Plumbing:		
Type of Roof: Metal	Fixtures Rmvd: No		
	Floor Finish: Laminate, Tile, Carpet		

Legal: **LOT A, PLAN KAP30238, SECTION 11, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP57936**

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,634	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'10 x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6 x 11'10			x	Main 4
Finished Floor (Below):	0	Main	Eating Area	9'4 x 12'			x	Below 4
Finished Floor (Basement):	496	Main	Dining Room	12'1 x 11'10			x	
Finished Floor (Total):	2,130sq. ft.	Main	Primary Bedroom	12'6 x 15'			x	
Unfinished Floor:	0	Main	Bedroom	9'10 x 11'4			x	
Grand Total:	2,130sq. ft.	Main	Bedroom	10'11 x 11'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	6'9 x 8'7			x	
		Main	Foyer	5'11 x 8'4			x	
		Below	Bedroom	14' x 11'2			x	
		Below	Kitchen	12'3 x 10'2			x	
		Below	Living Room	15'2 x 13'			x	
				x			x	
Suite: Unauthorized Suite		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Part, Partly Finished		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 12							

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

Beautiful views of Kawkawa Lake and surrounding mountains from this 4 bedroom 2 bathroom rancher with walk out basement. Handyman special with lots of potential on this 12 acre hillside retreat. Well built home in very private location. Vaulted ceilings and plenty of family sized space. Bring your own ideas and add a large sundeck to maximize the location. Lots of room for gardens and animals. Double garage has been modified to add more living and workshop space. Some hard work will bring this property back to it's estate like setting. Some older out buildings that could be salvaged. Fix up existing home or start fresh and build your dream home. Don't miss this amazing opportunity to own a picturesque acreage close to schools, shopping and recreation in desirable Hope location.



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Active
R3089962
Board: H
House/Single Family

6345 EDSON DRIVE

Sardis
Sardis South
V2R 4C1

Residential Detached

\$990,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$990,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1970
Frontage(feet): 120.00	Bathrooms: 3	Age: 56
Frontage(metres): 36.58	Full Baths: 2	Zoning: R1A
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,851.76
Lot Area (sq.ft.): 13,286.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.31	P.I.D.: 000-790-125	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Septic, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: City/Municipal

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Single, RV Parking Avail.
Exterior: Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Renovations: Partly	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel:	Fixtures Leased: No :
Fuel/Heating: Forced Air	Fixtures Rmvd: :
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	Floor Finish:
Type of Roof: Asphalt	

Legal: **LOT 49 DISTRICT LOT 262 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 34880**

Amenities: **In Suite Laundry, Storage**

Site Influences:
Features:

Finished Floor (Main):	2,138	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'3 x 13'5	Bsmt	Bedroom	15'7 x 10'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'1 x 12'6	Bsmt	Flex Room	23'10 x 11'6	Main 4
Finished Floor (Below):	0	Main	Kitchen	23'1 x 12'1	Bsmt	Storage	6'3 x 11'6	Main 4
Finished Floor (Basement):	1,234	Main	Laundry	10'6 x 12'9	Bsmt	Utility	7'2 x 5'9	Main 2
Finished Floor (Total):	3,372sq. ft.	Main	Foyer	7'10 x 13'11			x	
Unfinished Floor:	0	Main	Primary Bedroom	21'9 x 20'7			x	
Grand Total:	3,372sq. ft.	Main	Walk-In Closet	4' x 6'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	3'8 x 6'7			x	
		Main	Bedroom	13'2 x 11'2			x	
		Main	Bedroom	9'10 x 11'1			x	
		Main	Bedroom	8'8 x 11'2			x	
		Bsmt	Recreation Room	27' x 16'9			x	
		Bsmt	Family Room	17'7 x 12'8			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Parallel 49 Realty**

A standout property in Sardis, this 13,286 sq ft corner lot with access from two sides presents excellent long-term upside. It includes a well-cared-for 3,370 sq ft rancher with a basement, offering 5 bedrooms and 3 bathrooms. Enjoy bright, open living areas, a refreshed kitchen and laundry, and an oversized patio overlooking a private, fenced yard with play space. The primary retreat features dual walk-in closets and a spa-inspired ensuite. The basement offers a separate entry, recreation space, bedroom. On-demand hot water, heated floors, abundant parking. Quiet no-through street, steps to schools, parks, and amenities, ideal to enjoy now and hold for future potential.



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Active
R3093132
Board: H
House/Single Family

1809 CAROL ROAD

Cultus Lake & Area
Cultus Lake South
V2R 4W9

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 81.17	Bathrooms: 2	Age: 37
Frontage(metres): 24.74	Full Baths: 2	Zoning: UR-1
Depth / Size: 61.07	Half Baths: 0	Gross Taxes: \$3,641.93
Lot Area (sq.ft.): 4,847.92	Rear Yard Exp: Northwest	For Tax Year: 2025
Lot Area (acres): 0.11	P.I.D.: 003-137-163	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: Partial lake view		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Septic		
Sewer Type: Septic	Water Supply: Community	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Other**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **1** Parking Access:
Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 129, PLAN NWP19518, SECTION 15, TOWNSHIP 22, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **Other - See Remarks**

Finished Floor (Main):	1,014	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 8'			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	10' x 11'			x	
Finished Floor (Total):	1,014sq. ft.	Main	Bedroom	10' x 11'			x	
Unfinished Floor:	0	Main	Laundry	8' x 8'			x	
Grand Total:	1,014sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 6	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

Desirable private community at Lindell Beach. Only steps to the quiet beach. Bring your boat. Amazing & family oriented community has tennis courts, play fields, swim docks & much, much more. Home needs some updating, bring your ideas to make this your dream vacation hideaway.



Presented by:

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Active
R3089000
Board: H
House/Single Family

45594 MEADOWBROOK DRIVE

Chilliwack
Chilliwack Proper South
V2P 0G6

Residential Detached

\$1,025,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,025,888
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2019
Frontage(feet): 47.55	Bathrooms: 4	Age: 7
Frontage(metres): 14.49	Full Baths: 3	Zoning: R3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,079.97
Lot Area (sq.ft.): 3,912.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 029-948-347	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: Community

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Brick, Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric	Fixtures Rmvd: No		
Fuel/Heating: Electric, Forced Air	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 23, PLAN EPP64448, DISTRICT LOT 257, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,115	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,090	Main	Living Room	12' x 11'10"	Bsmt	Bedroom	12'1 x 8'11"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'6 x 13'5"				Main 2
Finished Floor (Below):	0	Main	Family Room	14'2 x 14'1"				Above 4
Finished Floor (Basement):	810	Main	Pantry	5'11 x 5'4"				Above 4
Finished Floor (Total):	3,015sq. ft.	Main	Foyer	5'5 x 3'10"				Bsmt 4
Unfinished Floor:	0	Main	Dining Room	13'2 x 11'1"				
Grand Total:	3,015sq. ft.	Above	Primary Bedroom	12'1 x 14'1"				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x 12'7"				
Suite: Unauthorized Suite		Above	Bedroom	13' x 12'9"				
Basement: Fully Finished		Above	Bedroom	13'11 x 12'9"				
		Above	Walk-In Closet	8'3 x 5'4"				
		Above	Kitchen	11'9 x 8'4"				
		Bsmt	Living Room	14'9 x 11'6"				

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Momentum Realty Inc. Momentum Realty Inc.**

Court-ordered sale. Built in 2019, this impressive 5-bedroom, 4-bathroom home is located in a highly desirable, family-friendly neighborhood directly across from Meadowbrook Park. The modern three-storey layout includes a one-bedroom basement suite with a separate entrance. The home features exceptional craftsmanship and high-end finishes throughout, including a premium kitchen with stone countertops, a large island, and spa-inspired luxury bathrooms. Additional highlights include central air conditioning, a high-efficiency furnace, a tankless hot water system, fenced yard, and outdoor BBQ connection. Enjoy an unbeatable location with Meadowbrook Park and a beautiful playground right across the street, plus schools, shopping, and transit within walking distance.



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Active
R3086529
Board: H
House with Acreage

49780 LOOKOUT ROAD

Sardis
Ryder Lake
V4Z 1A5

Residential Detached

\$1,828,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,828,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet): 1,356.5	Bathrooms: 1	Age: 33
Frontage(metres): 413.47	Full Baths: 1	Zoning: R
Depth / Size: 1331.6	Half Baths: 0	Gross Taxes: \$8,551.28
Lot Area (sq.ft.): 1,759,780.44	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 40.40	P.I.D.: 007-603-924	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: MOUNTAINS	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Septic, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Drilled

Style of Home: 2 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Log	Parking: Open		
Exterior: Log	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel: Wood	Fixtures Leased: No		
Fuel/Heating: Propane Gas	Fixtures Rmvd: No		
Outdoor Area: Patio(s) & Deck(s)	Floor Finish: Mixed		
Type of Roof: Metal			

Legal: **LEGAL SUBDIVISION 5, SECTION 12, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Workshop Detached**

Site Influences:

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

Finished Floor (Main):	432	Floor Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	400	Main Living Room	11'7 x 17'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main Kitchen	11' x 11'3			x	Main 3
Finished Floor (Below):	0	Above Bedroom	11' x 17'6			x	
Finished Floor (Basement):	0	Above Bedroom	10' x 19'			x	
Finished Floor (Total):	832sq. ft.		x			x	
Unfinished Floor:	0		x			x	
Grand Total:	832sq. ft.		x			x	
Flr Area (Det'd 2nd Res):	sq. ft.		x			x	
Suite: None			x			x	
Basement: None			x			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 4	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

B.C. Farm & Ranch Realty Corp.

COURT ORDERED SALE! Welcome to the top Ryder Lake, 40.4 Acres OUT OF THE ALR. This private treed property features spectacular views and great potential. Currently features a 938 SQ/FT CABIN, 4400 SQ/FT SHOP (55 x 40, 2200 SQ/FT each floor) & additional 840 SQ/FT SHOP + mezzanine & enclosed lean/to. GREAT POTENTIAL inquire with the City Of Chilliwack! Private living yet close proximity to town & HWY 1. Ample amount of power & drilled well record shows 10 GPM. Buyer to verify all information and potential. Off the grid feeling but close proximity to Chilliwack amenities. AS IS WHERE IS SALE. DO NOT ENTER PROPERTY WITHOUT APPOINTMENT.



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Active
R3074348

Board: H
House with Acreage

40895 HENDERSON ROAD

Cultus Lake & Area
Columbia Valley
V2R 4X5

Residential Detached

\$2,485,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,800,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1989
Frontage(feet): 650.00	Bathrooms: 6	Age: 37
Frontage(metres): 198.12	Full Baths: 5	Zoning: AL
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,233.80
Lot Area (sq.ft.): 1,445,320.80	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 33.18	P.I.D.: 004-202-783	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Drilled

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Other**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

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

Total Parking: **20** Covered Parking: **10** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 1, PLAN NWP25837, SECTION 6, TOWNSHIP 22, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 38254, & EXC PL 47265**

Amenities:

Site Influences: **Golf Course Nearby, Greenbelt, Private Setting, Private Yard, Rural Setting, Treed**
Features: **Other - See Remarks**

Finished Floor (Main):	2,910	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 15'7"	Main	Bedroom	10' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 15'6"			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 15'			x	Main 4
Finished Floor (Basement):	0	Main	Eating Area	10' x 15'			x	Main 3
Finished Floor (Total):	2,910sq. ft.	Main	Great Room	15' x 20'			x	Main 4
Unfinished Floor:	0	Main	Primary Bedroom	16' x 17'			x	Main 4
Grand Total:	2,910sq. ft.	Main	Bedroom	11'8" x 12'			x	Main 2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12' x 12'			x	
		Main	Den	8' x 8'5"			x	
		Main	Bedroom	10' x 10'			x	
		Main	Bedroom	10' x 11'			x	
		Main	Bedroom	11' x 11'			x	
		Main	Bedroom	10' x 10'			x	

Suite: **Unauthorized Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Sutton Group-West Coast Realty**

Immaculately updated, your dream rancher on 33 acres. Stunning views, fertile pasture land, fully fenced. Bright home with large master suite & walk-in closet, 5 piece in-suite, F/P and patio access. Open & functional kitchen complete with island, pantry, gas cooktop and eating bar. Extra large 2 car garage, 2nd residence on property, potential for B&B. Several outbuildings including a 38'x 24' workshop, two barns (48'x 32' and 32'x 30') many more extras.