



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
<http://www.mylyne.com>
info@mylyne.com



Active
R3007946

Board: H
Townhouse

209 46150 THOMAS ROAD

Sardis
Vedder Crossing
V2R 6H3

Residential Attached

\$589,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$610,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: R4
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,739.51
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 903-033-021	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation	Tzeachten First Nation	
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 209, PLAN 111483CLSR, NEW WESTMINSTER LAND DISTRICT, WITHIN LOT 789 PL 111161CLSR TZEACHTEN NO 13**

Amenities:

Site Influences:
Features:

Finished Floor (Main): **613**
Finished Floor (Above): **673**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **201**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,487 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,487 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Colyvan Pacific**
Maint Fee: **\$306.67**
Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-683-8399**
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

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

of Pets:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Kitchen	10' x 15'
Main	Living Room	13' x 15'
Main	Dining Room	9' x 15'
Below	Bedroom	8'10 x 9'6
Bsmt	Foyer	3'6 x 11'
Above	Bedroom	8'3 x 10'8
Above	Bedroom	11'5 x 8'1
Above	Primary Bedroom	10'5 x 12'8

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	3	Yes
4			
5			
6			
7			
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. Property being "SOLD AS IS -WHERE IS". OPEN HOUSE JULY 13 2-4PM



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
<http://www.mylyne.com>
info@mylyne.com



Active
R2980399

Board: H
1/2 Duplex

33 628 MCCOMBS DRIVE

Harrison Lake
Harrison Hot Springs
V0M 1K0

Residential Attached

\$799,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$799,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: R4
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,183.93
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 031-499-996	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Emerson Cove		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 1/2 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)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 31, PLAN EPS6075, SECTION 12, TOWNSHIP 4, RANGE 29, MERIDIAN W6, 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: **None**

Site Influences: **Golf Course Nearby, Recreation Nearby, Ski Hill Nearby**
Features:

Finished Floor (Main): **1,500**
Finished Floor (Above): **486**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,986 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,986 sq. ft.**

Units in Development: **35**
Exposure: **North**
Mgmt. Co's Name: **Self managed**
Maint Fee: **\$200.00**
Maint Fee Includes: **Garbage Pickup, Snow removal**

Tot Units in Strata: **35** Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **Crawl**
Crawl/Bsmt. Ht: **# of Levels: 2**
of Kitchens: **1** **# of Rooms: 9**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6' x 5'2	Above	Family Room	14'6 x 14'4	1	Main	2	No
Main	Kitchen	10' x 13'2			x	2	Main	4	Yes
Main	Dining Room	10'6 x 13'2			x	3	Above	4	No
Main	Living Room	15'10 x 17'			x	4			
Main	Primary Bedroom	14'6 x 14'8			x	5			
Main	Bedroom	8' x 14'8			x	6			
Main	Laundry	7'6 x 6'2			x	7			
Above	Bedroom	13'4 x 14'4			x	8			

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

Sutton Group-West Coast Realty

End unit Duplex in Emerson Cove! This 1,986 square foot home has a fantastic floorplan features beautiful design features and premium upgrades. The main floor has an open floor plan with a family room featuring a gas fireplace, and a chef's kitchen with quartz countertops and large dining area. The primary bedroom on the main includes a luxury ensuite with double sinks, in-floor heating, a frameless glass shower, and walk-in closet with built-ins. Second bedroom on main is a great size with large corner windows. Upstairs offers a third bedroom, full bath, and family room. Extra storage in the crawl space. Double garage, pet-friendly and with walking distance to the lake, shopping and schools.