



Presented by:
Mylyne Santos PREC*

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



Active
R3066374
Board: H
House/Single Family

48793 CHAUMOX ROAD

Fraser Canyon
Fraser Canyon
V0K 1C1

Residential Detached

\$154,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$154,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1993
Frontage(feet): 55.00	Bathrooms: 2	Age: 32
Frontage(metres): 16.76	Full Baths: 2	Zoning: R1
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,957.92
Lot Area (sq.ft.): 5,500.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 011-617-161	Tax Inc. Utilities?:
Flood Plain: No		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

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

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:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 4, BLOCK 1, PLAN KAP1368, SECTION 2, TOWNSHIP 11, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT CSA# 464438**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	938	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'6 x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x 13'6			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	10'5 x 13'6			x	Main 4
Finished Floor (Basement):	938	Main	Bedroom	7'8 x 7'9			x	
Finished Floor (Total):	1,876sq. ft.	Main	Bedroom	7'10 x 10'7			x	
Unfinished Floor:	0	Bsmt	Storage	13'5 x 11'10			x	
Grand Total:	1,876sq. ft.	Bsmt	Storage	7'7 x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	7'7 x 9'9			x	
Suite:		Bsmt	Recreation Room	13'5 x 26'2			x	
Basement: Full							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type: Single Wide	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE: 464438	Maint. Fee:				
		ByLaw Restrictions:						

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

Nestled in the scenic Fraser Canyon community of North Bend, this 4-bedroom, 2-bathroom mobile home offers incredible potential. Surrounded by nature and adventure, enjoy easy access to 4x4ing, ATVing, fishing, hiking, river rafting and more! Perfect as a weekend getaway, or a quiet retirement retreat, this property is ideal for those ready to bring their vision to life!



Presented by:
Mylyne Santos PREC*

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



Active
R3067484
Board: H
House/Single Family

45410 WESTVIEW AVENUE

Chilliwack
Chilliwack Proper West
V2P 1M1

Residential Detached

\$724,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$724,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1966
Frontage(feet): 71.00	Bathrooms: 3	Age: 59
Frontage(metres): 21.64	Full Baths: 2	Zoning: SFD
Depth / Size:	Half Baths: 1	Gross Taxes: \$3,960.85
Lot Area (sq.ft.): 7,810.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 008-937-435	Tax Inc. Utilities?: No
Flood Plain: Yes	Tour:	
View: Yes: Mountaint View		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **2** 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.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 135, PLAN NWP28113, DISTRICT LOT 28, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,366	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	13'1 x 8'4	Bsmt	Utility	17'9 x 4'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'0 x 11'11			x	Main 2
Finished Floor (Below):	0	Main	Living Room	18'6 x 14'8			x	Main 4
Finished Floor (Basement):	1,048	Main	Primary Bedroom	16'11 x 13'4			x	Bsmt 5
Finished Floor (Total):	2,414sq. ft.	Main	Bedroom	11'3 x 12'7			x	
Unfinished Floor:	0	Main	Laundry	9'3 x 5'7			x	
Grand Total:	2,414sq. ft.	Main	Mud Room	4'5 x 12'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	4'6 x 6'4			x	
Suite: None		Bsmt	Bedroom	13'2 x 12'5			x	
Basement: Fully Finished		Bsmt	Bedroom	13'1 x 12'6			x	
		Bsmt	Kitchen	11'8 x 19'4			x	
		Bsmt	Recreation Room	17'7 x 14'2			x	
		Bsmt	Storage	8'8 x 5'9			x	

Crawl/Bsmt. Height:

of Levels: **2**

of Kitchens: **2**

of Rooms: **14**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **RE/MAX 2000 Realty**

Court Ordered sale. Strategically located beside peaceful Westview Park lies this spacious 4-bedroom, 2.5-bathroom home. Situated on a generous 7,810 sq ft lot, this property offers a functional layout with ample room for families and guests. Enjoy the added bonus of a 2-bedroom suite, perfect as a mortgage helper or extended family living. Whether you're looking for a comfortable home or an investment opportunity, this property has it all — location, space, and income potential. Steps to the park, close to schools, shopping, and transit. Don't miss out!



Presented by:

Mylyne Santos PREC*

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



Active
R3013141
Board: H
House/Single Family

5389 ROCKWOOD DRIVE

Sardis
Promontory
V2R 5R5

Residential Detached

\$769,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2001
Frontage(feet): 59.80	Bathrooms: 3	Age: 24
Frontage(metres): 18.23	Full Baths: 2	Zoning: CD6
Depth / Size: 101.4	Half Baths: 1	Gross Taxes: \$3,905.65
Lot Area (sq.ft.): 5,663.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.13	P.I.D.: 024-712-752	Tax Inc. Utilities?:
Flood Plain: No		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, 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: **Garage; Double**
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 27, PLAN LMP44920, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,242	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	808	Main	Den	9'5" x 11'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	8'5" x 5'9"			x	Main 2
Finished Floor (Below):	0	Main	Living Room	12'8" x 14'3"			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	7'6" x 6'5"			x	Above 4
Finished Floor (Total):	2,050sq. ft.	Main	Dining Room	16'6" x 10'			x	
Unfinished Floor:	0	Main	Kitchen	10'1" x 13'1"			x	
Grand Total:	2,050sq. ft.	Main	Eating Area	10'9" x 8'7"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	16' x 13'2"			x	
Suite:		Above	Primary Bedroom	13'3" x 14'2"			x	
Basement:None		Above	Bedroom	10'1" x 10'8"			x	
		Above	Bedroom	9'1" x 10'9"			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Wheeler Cheam**

This spacious 2-storey corner-lot family home is nestled in a quiet, sought-after neighborhood—just steps from elementary school, parks, and scenic hiking trails. Enjoy the convenience of being within walking distance to a shopping plaza, close to all amenities, easy freeway access. This home features a bright and generous kitchen with ample cabinetry and an eating area that opens into a cozy family room & gas fireplace, 3 beds and 2.5 baths. You'll love the formal dining room and the great room's soaring ceilings, which let in plenty of natural light. A unique stone feature wall with a built-in water fountain leads you upstairs to the spacious primary bedroom with ensuite, plus two additional bedrooms and a main bath. The main floor also includes a powder room, laundry & crown moulding.



Presented by:
Mylyne Santos PREC*

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



Active
R3065733
Board: H
House/Single Family

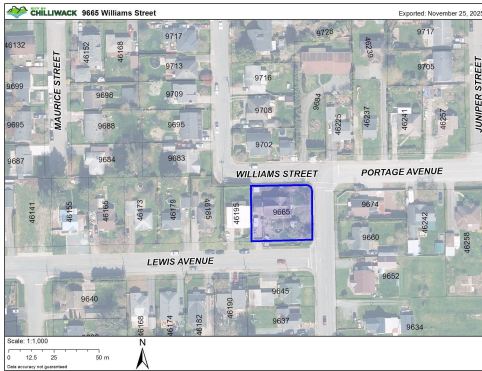
9665 WILLIAMS STREET

Chilliwack
Chilliwack Proper East
V2P 5G6

Residential Detached

\$849,900 (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: **120**
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** Tour:
View: **Yes: mountains**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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:

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:

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	
Suite:		Above	Bedroom	11'9" x 10'6"			x	
Basement: Unfinished		Above	Bedroom	11' x 10'			x	
		Above	Kitchen	12' x 10'			x	
				x			x	
				x			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.



Presented by:
Mylyne Santos PREC*

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



Active
R3064830
Board: H
House/Single Family

46260 TOURNIER PLACE

Sardis
Promontory
V2R 6A2

Residential Detached

\$925,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$925,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2014
Frontage(feet): 49.78	Bathrooms: 3	Age: 11
Frontage(metres): 15.17	Full Baths: 3	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,380.18
Lot Area (sq.ft.): 5,578.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 026-309-441	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: Mountains, & Valley		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(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**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 22, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,393	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	7' x 5'7	Main	Bedroom	9'6 x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Den	10'4 x 8'10	Main	Bedroom	11'5 x 10'11	Below 4
Finished Floor (Below):	1,104	Below	Laundry	10'4 x 5'7			x	Main 5
Finished Floor (Basement):	0	Below	Kitchen	11' x 9'			x	Main 4
Finished Floor (Total):	2,497 sq. ft.	Below	Eating Area	9'5 x 8'2			x	
Unfinished Floor:	0	Below	Living Room	10'5 x 17'2			x	
Grand Total:	2,497 sq. ft.	Below	Bedroom	9'6 x 12'1			x	
		Below	Bedroom	11'2 x 10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	17'7 x 20'8			x	
		Main	Dining Room	9'2 x 13'8			x	
		Main	Kitchen	10'10 x 10'8			x	
Suite: Unauthorized Suite		Main	Primary Bedroom	12'8 x 13'11			x	
Basement: Full, Fully Finished		Main	Walk-In Closet	5'5 x 6'4			x	

Crawl/Bsmt. Height:

of Levels: **2**

of Kitchens: **2**

of Rooms: **15**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

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

Sutton Group-West Coast Realty

Step into 46260 Tournier Place—a beautifully designed home with 5 bedrooms plus a den, 3 bathrooms, and 2 full kitchens across 2500+ sqft of living space on two levels. The main floor impresses with soaring 13-ft vaulted ceilings in a bright, open-concept kitchen/living/dining area, a front balcony with scenic views, and direct access from the kitchen to a private backyard featuring a spacious covered patio—ideal for gatherings. Upstairs hosts 3 bedrooms and 2 bathrooms, including a luxurious primary suite with a walk-in closet, ensuite, soaker tub, and separate shower. Downstairs includes a 2-bedroom suite, laundry room, and home office. Tucked away in a quiet area yet just minutes to the highway, parks, shops, and more.



Presented by:
Mylyne Santos PREC*

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



Active
R3052811
Board: H
House/Single Family

4688 TESKEY ROAD

Sardis
Promontory
V2R 0C6

Residential Detached

\$979,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$950,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2007**
Frontage(feet): **48.00** Bathrooms: **3** Age: **18**
Frontage(metres): **14.63** Full Baths: **3** Zoning: **R3**
Depth / Size: **94** Half Baths: **0** Gross Taxes: **\$4,157.01**
Lot Area (sq.ft.): **4,320.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.10** P.I.D.: **026-634-821** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **:**
Complex/Subdiv: **Bear Creek**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
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 47, PLAN BCP22913, SECTION 7, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	11' x13'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x13'6			x	Main	3
Finished Floor (Below):	0	Main	Great Room	15' x17'			x	Main	3
Finished Floor (Basement):	1,100	Main	Primary Bedroom	14' x14'			x	Below	3
Finished Floor (Total):	2,500sq. ft.	Main	Bedroom	10' x10'			x		
Unfinished Floor:	0	Main	Bedroom	12' x10'			x		
Grand Total:	2,500sq. ft.	Bsmt	Den	11' x8'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	5'6 x11'			x		
Suite: None		Bsmt	Bedroom	11'0 x11'0			x		
Basement: None		Bsmt	Living Room	14'0 x22'0			x		
		Bsmt	Kitchen	12' x7'			x		
		Bsmt	Library	5' x6'			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court order sale, great basement entry home in Bear Creek. Hardwood floors, great room with vaulted ceilings, 4 bedrooms. one bedroom suite in basement. Open house November 22 from 1 to 3



Presented by:
Mylyne Santos PREC*

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



Active
R3018633
Board: H
House/Single Family

5133 CECIL RIDGE PLACE

Sardis
Promontory
V2R 6A1

Residential Detached

\$1,124,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,325,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2009**
Frontage(feet): **59.78** Bathrooms: **5** Age: **16**
Frontage(metres): **18.22** Full Baths: **4** Zoning: **R3**
Depth / Size: **131.14** Half Baths: **1** Gross Taxes: **\$5,350.45**
Lot Area (sq.ft.): **7,840.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.18** P.I.D.: **026-309-718** Tax Inc. Utilities?:
Flood Plain: **No** Tour:
View: **Yes: mountains & valley**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
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 49, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,583	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,463	Main	Living Room	14' x 12'	Below	Media Room	15'10 x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 12'	Below	Kitchen	8' x 7'	Main 2
Finished Floor (Below):	0	Main	Den	11'6 x 10'	Below	Living Room	14'3 x 9'8	Above 5
Finished Floor (Basement):	1,561	Main	Kitchen	17'8 x 12'10	Below	Kitchen	9'3 x 6'6	Above 4
Finished Floor (Total):	4,607 sq. ft.	Main	Eating Area	10' x 8'6	Below	Bedroom	11' x 10'8	Bsmt 4
Unfinished Floor:	0	Main	Family Room	18' x 16'	Below	Bedroom	11' x 10'6	Bsmt 3
Grand Total:	4,607 sq. ft.	Main	Laundry	13' x 8'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'8 x 14'			x	
Suite: Unauthorized Suite		Above	Study	10' x 6'6			x	
Basement: Separate Entry		Above	Bedroom	14'4 x 10'			x	
		Above	Bedroom	12'8 x 12'			x	
		Above	Bedroom	12'10 x 11'8			x	
		Above	Bedroom	12'10 x 11'8			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **3**

of Rooms: **19**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Royal LePage Wheeler Cheam**

Incredible Investment Opportunity! Discover the potential in this spacious 3-level home offering over 4,600 sqft of living space with stunning mountain views. The main and upper levels feature hardwood flooring, granite countertops, and stainless-steel appliances, creating a blend of comfort and style. Upstairs boasts 5 generous bedrooms and 3 bathrooms – perfect for growing families. The fully finished basement includes two self-contained suites, each with its own private entrance, ideal for extended family or rental income. Whether you're looking to invest or create your dream home, this property offers exceptional value and versatility. Don't miss this rare opportunity – schedule your viewing today!