



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

**Mylyne & Associates**  
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**Active**  
**R3039311**  
Board: H  
Apartment/Condo

**302 46150 BOLE AVENUE**  
Chilliwack  
Chilliwack Proper East  
V2P 0B7

Residential Attached  
**\$223,000 (LP)**  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$253,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2008</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>1</b>	Age: <b>18</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>R6</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,198.19</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>027-482-553</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>Yes</b>	View: <b>:</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>Newmark</b>	First Nation	Tour:
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 116, PLAN BCS2700, 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; DIVISION E**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **567**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **567 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **567 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$333.85**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Management, Sewer, Snow removal, Water**

Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'8 x 9'11			x	1	Main	4	Yes
Main	Living Room	10'7 x 17'7			x	2			
Main	Bedroom	10'6 x 12'5			x	3			
Main	Walk-In Closet	7'5 x 5'2			x	4			
Main	Foyer	5'6 x 4'5			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**One-Bedroom Condo at Newmark! This bright and spacious 1-bedroom, 1-bathroom home features an open-concept layout with large windows that flood the space with natural light. The bedroom offers direct access to the main bathroom, while the in-suite laundry adds everyday convenience. Ideally located just steps from District 1881, you'll enjoy easy access to shops, breweries, restaurants, and more. Perfect for first-time buyers or investors, this pet-friendly building has no age restrictions and includes secure underground parking. Don't miss this fantastic opportunity!**



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**Active**  
**R3074939**

**20 46689 FIRST AVENUE**

Residential Attached

Board: H  
Townhouse

Chilliwack  
Chilliwack Proper East  
V2P 1X5

**\$449,900** (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:
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: **2 Storey**  
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: **Fenced Yard**  
Type of Roof: **Asphalt**

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

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:

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):	<b>708</b>
Finished Floor (Above):	<b>655</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,363 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,363 sq. ft.</b>

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

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **8**

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 (Luckakuck)**

**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. Pets allowed with restrictions. Don't miss this great opportunity!**