



Presented by:

Mylyne Santos PREC*

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Active
R3066374
Board: H
House/Single Family

48793 CHAUMOX ROAD

Fraser Canyon
Fraser Canyon
V0K 1C1

Residential Detached

\$145,000 (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: 33
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	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Sanitary Sewer, Water	
First Nation Reserve:	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**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: **Freehold NonStrata** 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	
		Bsmt	Recreation Room	13'5 x 26'2			x	
							x	
							x	
							x	
Suite:							x	
Basement: Full							x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **9**

Manuf Type: **Single Wide** Registered in MHR?:
 MHR#: CSA/BCE: **464438** PAD Rental:
 ByLaw Restrictions: Maint. Fee:

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!



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Active
R3075036
Board: H
House/Single Family

8881 NOWELL STREET

Chilliwack
Chilliwack Proper South
V2P 4X3

Residential Detached

\$400,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$400,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1954
Frontage(feet): 1.00	Bathrooms: 2	Age: 72
Frontage(metres): 0.30	Full Baths: 1	Zoning: R1A
Depth / Size:	Half Baths: 1	Gross Taxes: \$3,008.27
Lot Area (sq.ft.): 8,276.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 008-352-682	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **Rancher/Bungalow**
Construction: **Log**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(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: **Freehold NonStrata**
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT B, PLAN NWP14565, DISTRICT LOT 341, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,178	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	5' x 5'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	5' x 5'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	5' x 5'			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	5' x 5'			x	
Finished Floor (Total):	1,178sq. ft.	Main	Bedroom	5'5' x 0'			x	
Unfinished Floor:	0	Main	Bedroom	5' x 5'			x	
Grand Total:	1,178sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							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): **RE/MAX City Realty**

Property is being sold pursuant to court proceedings. Sale is "as is, where is" at the time of completion. All offers are subject to court approval.



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Active
R3072214
Board: H
House/Single Family

1883 AGASSIZ AVENUE

Agassiz
Agassiz
VOM 1A3

Residential Detached

\$625,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$639,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1947
Frontage(feet): 52.00	Bathrooms: 1	Age: 79
Frontage(metres): 15.85	Full Baths: 1	Zoning: RS1
Depth / Size: 150	Half Baths: 0	Gross Taxes: \$2,889.88
Lot Area (sq.ft.): 7,791.35	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 025-460-145	Tax Inc. Utilities?:
Flood Plain: Yes		Tour:
View: Yes: Mountians		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, 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: Covered Parking: Parking Access:
Parking: **DetachedGrge/ Carport, Open, RV Parking Avail.**
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 1, PLAN BCP637, DISTRICT LOT 19, YALE DIV OF YALE LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	934	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	272	Main	Kitchen	14' x 9'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Living Room	14' x 13'			x	
Finished Floor (Basement):	200	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Total):	1,406sq. ft.	Above	Bedroom	13' x 10'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 10'			x	
Grand Total:	1,406sq. ft.	Bsmt	Storage	17' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: Part							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Discover this charming 3-bedroom home ideally located in the heart of Agassiz, close to shopping, parks, recreation, and schools. Brimming with potential, the main level includes a functional kitchen with abundant cabinetry, a separate dining area, and a cozy living room. The partially finished basement provides valuable storage and room for future ideas. Enjoy the covered deck overlooking the spacious backyard. Additional highlights include a detached garage/workshop, plus extra parking for RVs and recreational vehicles. Don't miss this great opportunity!



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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: 60
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.	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open, RV Parking Avail.		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Reno. Year:	Title to Land: Freehold NonStrata	
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Sundeck(s)	R.I. Plumbing:	Floor Finish:	
Type of Roof: Wood			

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	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	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!



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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: 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	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**

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
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: 19
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**

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:
Land Lease Expiry Year:

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:

Property Disc.: **No**
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' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x 13'6			x	Main 3
Finished Floor (Below):	0	Main	Great Room	15' x 17'			x	Main 3
Finished Floor (Basement):	1,100	Main	Primary Bedroom	14' x 14'			x	Below 3
Finished Floor (Total):	2,500sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	12' x 10'			x	
Grand Total:	2,500sq. ft.	Bsmt	Den	11' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	5'6 x 11'			x	
		Bsmt	Bedroom	11'0 x 11'0			x	
		Bsmt	Living Room	14'0 x 22'0			x	
		Bsmt	Kitchen	12' x 7'			x	
		Bsmt	Library	5' x 6'			x	
				x			x	

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

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

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

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



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Active
R3073710

Board: H
House with Acreage

66176 KAWKAWA LAKE ROAD

Hope & Area
Hope
VOX 1L1

Residential Detached

\$988,000 (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:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
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 Leased: No		
	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.



Presented by:

Mylyne Santos PREC*

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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: 17
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.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Reno. Year:	Property Disc.: No	
# of Fireplaces: 1	R.I. Fireplaces:	Title to Land: Freehold NonStrata	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:	Fixtures Rmvd: :	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing:	Floor Finish:	
Type of Roof: Asphalt			

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 (Basement):	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	
		Above	Study	10' x 6'6			x	
		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	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 3	ByLaw Restrictions:		
# of Kitchens: 3			
# of Rooms: 19			

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!



Presented by:

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Active
R3074348
Board: H
House with Acreage

40895 HENDERSON ROAD

Cultus Lake & Area
Columbia Valley
V2R 4X5

Residential Detached

\$2,800,000 (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.): 0.00	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: :

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?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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.