



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3007946**

Board: H  
Townhouse

**209 46150 THOMAS ROAD**

Sardis  
Vedder Crossing  
V2R 6H3

Residential Attached

**\$610,000** (LP)   
(SP)



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

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  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Kitchen         | 10' x 15'   |       |      | x          | 1    | Main  | 2           | No       |
| Main  | Living Room     | 13' x 15'   |       |      | x          | 2    | Above | 4           | No       |
| Main  | Dining Room     | 9' x 15'    |       |      | x          | 3    | Above | 3           | Yes      |
| Below | Bedroom         | 8'10 x 9'6  |       |      | x          | 4    |       |             |          |
| Bsmt  | Foyer           | 3'6 x 11'   |       |      | x          | 5    |       |             |          |
| Above | Bedroom         | 8'3 x 10'8  |       |      | x          | 6    |       |             |          |
| Above | Bedroom         | 11'5 x 8'1  |       |      | x          | 7    |       |             |          |
| Above | Primary Bedroom | 10'5 x 12'8 |       |      | x          | 8    |       |             |          |

Listing Broker(s): **eXp Realty**

**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**



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**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: <b>\$799,900</b> |
| Meas. Type: <b>Feet</b>  | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2021</b>  |
| Frontage(feet):  | Bathrooms: <b>3</b>                 | Age: <b>4</b>                    |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>R4</b>                |
| Depth / Size (ft.):  | Half Baths: <b>1</b>                | Gross Taxes: <b>\$3,183.93</b>   |
| Sq. Footage: <b>0.00</b>   | P.I.D.: <b>031-499-996</b>          | For Tax Year: <b>2024</b>        |
| Flood Plain: <b>No</b>   |                                     | Tax Inc. Utilities?:             |
| View: <b>:</b>   |                                     | Tour:                            |
| Complex / Subdiv: <b>Emerson Cove</b>                                    |                                     |                                  |
| 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: **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.**