



Presented by:
Mylyne Santos PREC*

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Active
R2974575
Board: H
House/Single Family

5 47042 MACFARLANE PLACE

Sardis
Promontory
V2R 0P3

Residential Detached

\$720,500 (LP)

(SP)



| | | |
|--|-------------------------------------|----------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$760,000 |
| Meas. Type: | Bedrooms: 3 | Approx. Year Built: 2015 |
| Frontage(feet): | Bathrooms: 3 | Age: 10 |
| Frontage(metres): | Full Baths: 3 | Zoning: R3A |
| Depth / Size: | Half Baths: 0 | Gross Taxes: \$3,257.34 |
| Lot Area (sq.ft.): 1.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.00 | P.I.D.: 029-779-413 | Tax Inc. Utilities?: No |
| Flood Plain: Yes | | Tour: |
| View: Yes: mountain and 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: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 11, PLAN EPS2140, SECTION 5, TOWNSHIP 26, 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: **In Suite Laundry**

Site Influences:
Features:

| Finished Floor (Main): | 662 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|---------------------------------------|-----------------------|--|---------------------|-----------------------------|-------|------|------------|------------|
| Finished Floor (Above): | 868 | Main | Kitchen | 12'2" x 11'3" | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 9'5" x 11'3" | | | x | Main 3 |
| Finished Floor (Below): | 0 | Main | Living Room | 11'5" x 16' | | | x | Bsmt 3 |
| Finished Floor (Basement): | 615 | | | x | | | x | Above 3 |
| Finished Floor (Total): | 2,145sq. ft. | Above | Primary Bedroom | 14' x 13'8" | | | x | |
| Unfinished Floor: | 0 | Above | Bedroom | 10'8" x 11'2" | | | x | |
| Grand Total: | 2,145sq. ft. | Above | Bedroom | 14' x 11' | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Bsmt | Flex Room | 22' x 11'8" | | | x | |
| | | Bsmt | Kitchen | 6'9" x 9'5" | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| Suite: Unauthorized Suite | | | | | | | | |
| Basement: Fully Finished, Part | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 2 | # of Rooms: 8 | MHR#: | CSA/BCE: | Maint. Fee: \$300.00 | | | | |
| | | ByLaw Restrictions: No Restrictions | | | | | | |

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

Court order Sale, Southridge Heights, 3 level home, 3 bedrooms, 4 baths, bachelor suite in basement. Great view, call today to view. Court date set



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Active
R3014358
Board: H
House/Single Family

45439 WELLINGTON AVENUE

Chilliwack
Chilliwack Proper West
V2P 2G1

Residential Detached

\$750,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$750,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1975**
Frontage(feet): **58.00** Bathrooms: **3** Age: **50**
Frontage(metres): **17.68** Full Baths: **2** Zoning: **R1-A**
Depth / Size: **100'** Half Baths: **1** Gross Taxes: **\$2,937.57**
Lot Area (sq.ft.): **5,800.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.13** P.I.D.: **006-254-241** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Split Entry**
Construction: **Frame - Wood, Other**
Exterior: **Glass, Other**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Single, 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: **Laminate, Mixed, Tile**

Legal: **LOT 42, PLAN NWP41806, NEW WESTMINSTER LAND DISTRICT, DIVISION B**

Amenities: **Garden, Independent living, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Finished Floor (Main): | 1,040 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------------|-----------------------|---------------------|---------------------|---------------|-------|------|------------|--------------|
| Finished Floor (Above): | 1,040 | Main | Living Room | 15' x 12' | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Kitchen | 10'3" x 10'7" | | | x | Main 3 |
| Finished Floor (Below): | 0 | Main | Primary Bedroom | 12' x 10'2" | | | x | Abv Main 2 2 |
| Finished Floor (Basement): | 0 | Main | Bedroom | 10' x 10' | | | x | Bsmt 3 |
| Finished Floor (Total): | 2,080sq. ft. | Main | Bedroom | 10' x 8' | | | x | |
| Unfinished Floor: | 0 | Bsmt | Living Room | 10'7" x 10'3" | | | x | |
| Grand Total: | 2,080sq. ft. | Bsmt | Kitchen | 13'3" x 12'1" | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Bsmt | Bedroom | 12'4" x 10'2" | | | x | |
| | | Bsmt | Bedroom | 10' x 10' | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| Suite: Unauthorized Suite | | | | | | | | |
| Basement: Full | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 2 | # of Rooms: 9 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

COURT ORDER SALE. DEVELOPER / INVESTOR ALERT. Great investment potential to hold or land assemble for further development. Excellent location close to downtown, One block from Elementary School, Centrally located near shopping , restaurants, gym, pool and hospital. OCP Designation: Residential 1. Check with the city of Chilliwack. House contains 3 bedrooms and 2 washrooms on main floor and 2 bedrooms basement suite with a separate entrance. Allow 24 hours for showings.



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Active
R3013141
Board: H
House/Single Family

5389 ROCKWOOD DRIVE

Sardis
Promontory
V2R 5R5

Residential Detached

\$909,000 (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.



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Active
R2996061
Board: H
House/Single Family

46260 TOURNIER PLACE

Sardis
Promontory
V2R 6A2

Residential Detached

\$999,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$999,000**
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: **\$4,064.24**
Lot Area (sq.ft.): **5,578.00** Rear Yard Exp: **South** For Tax Year: **2024**
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: **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.: **Yes**
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 jut minutes to the highway. parks. shops. and more.



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Active
R2979451
Board: H
House/Single Family

44465 SOUTH SUMAS ROAD

Sardis
Sardis West Vedder
V2R 4B7

Residential Detached

\$1,012,500 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,125,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1955**
Frontage(feet): **149.00** Bathrooms: **4** Age: **70**
Frontage(metres): **45.42** Full Baths: **3** Zoning: **AL**
Depth / Size: **164** Half Baths: **1** Gross Taxes: **\$4,515.01**
Lot Area (sq.ft.): **25,134.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.58** P.I.D.: **002-798-247** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: MOUNTAIN**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Carriage/Coach House, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**
Total Parking: **14** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :**THE PROPERTY IS SOLD AS IS WHERE IS-COURT ORDERED SALE**
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 1, PLAN NWP5538, SECTION 14, TOWNSHIP 23, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP23092, EXCEPT: PCL A PL 23092**

Amenities: **Garden, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

| | | | | | | | | | |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-------------|--------------|-----------|------|
| Finished Floor (Main): | 1,974 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 0 | Main | Living Room | 15'2 x12'7 | Above | Bedroom | 11'11 x 19'3 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Kitchen | 8'2 x8'4 | Above | Foyer | 4'9 x 4'8 | Main | 4 |
| Finished Floor (Below): | 0 | Main | Dining Room | 10'8 x7'0 | Above | Flex Room | 3'10 x 7'2 | Main | 3 |
| Finished Floor (Basement): | 0 | Main | Foyer | 5'5 x8'4 | | | x | Main | 2 |
| Finished Floor (Total): | 1,974sq. ft. | Main | Primary Bedroom | 16'3 x12'8 | | | x | Above | 3 |
| Unfinished Floor: | 0 | Main | Bedroom | 13'2 x11'6 | | | x | | |
| Grand Total: | 1,974sq. ft. | Main | Bedroom | 12'9 x11'11 | | | x | | |
| | | Main | Bedroom | 14'0 x10'10 | | | x | | |
| | | Main | Den | 3'9 x9'5 | | | x | | |
| Flr Area (Det'd 2nd Res): | 620sq. ft. | Main | Family Room | 15'6 x19'0 | | | x | | |
| | | Above | Kitchen | 11'3 x5'5 | | | x | | |
| Suite: | | Above | Dining Room | 8'10 x9'2 | | | x | | |
| Basement:Crawl | | Above | Family Room | 8'7 x9'3 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 1 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 2 | # of Rooms: 16 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Welcome to this charming 4 bedroom, 2 bath rancher nestled on a spacious .58 acre lot. This home features a generous 20x27 garage workshop, perfect for all your projects and hobbies. The property also includes a cozy coach home, ideal for guests or rental potential. With ample RV parking, you will have plenty of space for your recreational vehicles. Enjoy tranquility of rural living while still being conveniently located near local amenities. Don't miss out on this fantastic opportunity.



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Active
R2955205
Board: H
House/Single Family

45594 MEADOWBROOK DRIVE

Chilliwack
Chilliwack Proper South
V2P 0G6

Residential Detached

\$1,049,000 (LP)

(SP)



| | | |
|------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: No | Original Price: \$1,143,000 |
| Meas. Type: Feet | Bedrooms: 5 | Approx. Year Built: 2019 |
| Frontage(feet): 47.55 | Bathrooms: 4 | Age: 6 |
| Frontage(metres): 14.49 | Full Baths: 3 | Zoning: R3 |
| Depth / Size: | Half Baths: 1 | Gross Taxes: \$4,762.30 |
| Lot Area (sq.ft.): 3,912.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.09 | P.I.D.: 029-948-347 | Tax Inc. Utilities?: No |
| Flood Plain: No | Tour: | |
| View: No : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: | Community, Electricity, Natural Gas, Sanitary Sewer, Water | |
| Sewer Type: City/Municipal | Water Supply: Community | |

Style of Home: **Reverse 2 Storey w/Bsmt**
Construction: **Brick, Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcony(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: **Mixed**

Legal: **LOT 23, PLAN EPP64448, DISTRICT LOT 257, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features:

| Finished Floor (Main): | 1,115 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|---------------------------------------|-----------------------|---------------------|---------------------|----------------|-------|---------|---------------|------------|
| Finished Floor (Above): | 1,090 | Main | Living Room | 12' x 11'10" | Bsmt | Bedroom | 12'1" x 8'11" | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Kitchen | 15'6" x 13'5" | | | | Main 2 |
| Finished Floor (Below): | 0 | Main | Family Room | 14'2" x 14'1" | | | | Above 4 |
| Finished Floor (Basement): | 810 | Main | Pantry | 5'11" x 5'4" | | | | Above 4 |
| Finished Floor (Total): | 3,015sq. ft. | Main | Foyer | 5'5" x 3'10" | | | | Bsmt 4 |
| Unfinished Floor: | 0 | Main | Dining Room | 13'2" x 11'1" | | | | |
| Grand Total: | 3,015sq. ft. | Above | Primary Bedroom | 12'1" x 14'1" | | | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 10'3" x 12'7" | | | | |
| Suite: Unauthorized Suite | | Above | Bedroom | 13' x 12'9" | | | | |
| Basement: Full, Fully Finished | | Above | Bedroom | 13'11" x 12'9" | | | | |
| | | Above | Walk-In Closet | 8'3" x 5'4" | | | | |
| | | Bsmt | Kitchen | 11'9" x 8'4" | | | | |
| | | Bsmt | Living Room | 14'9" x 11'6" | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 2 | # of Rooms: 14 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

Listing Broker(s): **Jovi Realty Inc.**

Court order sale built in 2019 5 bedrm, 4 bathrm perfect home very desirable location across the street from Meadowbrook park to raise your family ,modern 3 story with 1 bed room basement suit with separate entrance ,home has amazing finishing w/top quality kitchen ,stone counter tops, large island luxury spa bathroom, central air condition ,fenced yard, outside BBQ connections ,hi efficiency furnace tank-less water heater ,Embrace the fabulous area with amenities within walking distance to Meadowbrook park ,middle/high school , shopping ,transit ,close access to HWY 1, BEAUTIFUL PLAYGROUND RITR IN FRONT.



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

\$1,325,000 (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 Kitchens: **3**

of Levels: **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!



Presented by:
Mylyne Santos PREC*

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



Active
R2958563
Board: H
House with Acreage

49780 LOOKOUT ROAD

Sardis
Ryder Lake
V4Z 1A5

Residential Detached

\$1,999,000 (LP)

(SP)



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,375,000 |
| Meas. Type: Feet | Bedrooms: 2 | Approx. Year Built: 1993 |
| Frontage(feet): 1,356.5 | Bathrooms: 1 | Age: 32 |
| Frontage(metres): 413.47 | Full Baths: 1 | Zoning: R |
| Depth / Size: 1331.6 | Half Baths: 0 | Gross Taxes: \$8,396.03 |
| Lot Area (sq.ft.): 1,759,780.44 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 40.40 | P.I.D.: 007-603-924 | Tax Inc. Utilities?: No |
| Flood Plain: No | | Tour: Virtual Tour URL |
| View: Yes: MOUNTAINS | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: Electricity, Septic, Water | | |
| Sewer Type: Septic | Water Supply: Well - Drilled | |

Style of Home: **2 Storey**
Construction: **Log**
Exterior: **Log**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Propane Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
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: **Mixed**

Legal: **LEGAL SUBDIVISION 5, SECTION 12, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Workshop Detached**

Site Influences:
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

| | | | | | | | |
|--|---------------------|---------------------|----------------------|-------|------|------------|---------------|
| Finished Floor (Main): 432 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
| Finished Floor (Above): 400 | Main | Living Room | 11'7" x 17'6" | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): 0 | Main | Kitchen | 11' x 11'3" | | | x | Main 3 |
| Finished Floor (Below): 0 | Above | Bedroom | 11' x 17'6" | | | x | |
| Finished Floor (Basement): 0 | Above | Bedroom | 10' x 19' | | | x | |
| Finished Floor (Total): 832sq. ft. | | | x | | | x | |
| Unfinished Floor: 0 | | | x | | | x | |
| Grand Total: 832sq. ft. | | | x | | | x | |
| Flr Area (Det'd 2nd Res): sq. ft. | | | x | | | x | |
| Suite: None | | | x | | | x | |
| Basement: None | | | x | | | x | |
| Crawl/Bsmt. Height: # of Levels: 2 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 1 # of Rooms: 4 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | ByLaw Restrictions: | | | | | | |

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

COURT ORDERED SALE! Welcome to Ryder Lake, 40.4 Acres OUT OF THE ALR. This private treed property features spectacular views and great potential. Currently features a 938 SQ/FT CABIN, 4400 SQ/FT SHOP (55 x 40, 2200 SQ/FT each floor) & additional 840 SQ/FT SHOP + mezzanine & enclosed lean/to. GREAT POTENTIAL to subdivide, inquire with the City Of Chilliwack! Private living yet close proximity to town & HWY 1. Ample amount of power & drilled well record shows 10 GPM. Buyer to verify all information and potential. DO NOT ENTER PROPERTY WITHOUT APPOINTMENT.