



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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Active
R3039311
Board: H
Apartment/Condo

302 46150 BOLE AVENUE

Chilliwack
Chilliwack Proper East
V2P 0B7

Residential Attached

\$233,000 (LP)

(SP)



| | | |
|--|-------------------------------------|----------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$253,000 |
| Meas. Type: | Bedrooms: 1 | Approx. Year Built: 2008 |
| Frontage(feet): 0.00 | Bathrooms: 1 | Age: 17 |
| Frontage(metres): | Full Baths: 1 | Zoning: R6 |
| Depth / Size (ft.): | Half Baths: 0 | Gross Taxes: \$1,198.19 |
| Sq. Footage: 0.00 | P.I.D.: 027-482-553 | For Tax Year: 2024 |
| Flood Plain: Yes | | Tax Inc. Utilities?: |
| View: : | | Tour: |
| Complex / Subdiv: Newmark | | |
| First Nation | | |
| Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

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**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
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 | 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
R3045554

Board: H
Townhouse

209 46150 THOMAS ROAD

Sardis
Vedder Crossing
V2R 6H3

Residential Attached

\$540,000 (LP)

(SP)



| | | |
|--------------------------|---|-------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$565,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 2022 |
| Frontage(feet): | Bathrooms: 3 | Age: 3 |
| Frontage(metres): | Full Baths: 2 | Zoning: R4 |
| Depth / Size (ft.): | Half Baths: 1 | Gross Taxes: \$2,739.51 |
| Sq. Footage: 0.00 | | For Tax Year: 2024 |
| Flood Plain: No | P.I.D.: 903-033-021 | Tax Inc. Utilities?: |
| View: : | | Tour: |
| Complex / Subdiv: | | |
| First Nation | Tzeachten First Nation | |
| Services Connctd: | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | |
| Sewer Type: | City/Municipal | Water Supply: City/Municipal |

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.:
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Dist. to School Bus:

Legal: **UNIT 209 CLSR 111483 WITHIN LOT 789 CLSR 111161 TZEACHTEN IR #13**

Amenities:

Site Influences: **Central Location, Shopping Nearby**
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:
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 |
|-------|-----------------|-------------|
| Main | Kitchen | 10' x 15' |
| Main | Living Room | 13' x 15' |
| Main | Dining Room | 9' x 15' |
| Below | Bedroom | 8'10 x 9'6 |
| Bsmt | Foyer | 3'6 x 11' |
| Above | Bedroom | 8'3 x 10'8 |
| Above | Bedroom | 11'5 x 8'1 |
| Above | Primary Bedroom | 10'5 x 12'8 |

| Floor | Type | Dimensions |
|-------|------|------------|
| | | x |
| | | x |
| | | x |
| | | x |
| | | x |
| | | x |
| | | x |
| | | x |

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1 | Main | 2 | No |
| 2 | Above | 4 | No |
| 3 | Above | 3 | Yes |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

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

eXp Realty of Canada, Inc.

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.