



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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info@mylyne.com



Active
R3014358
Board: H
House/Single Family

45439 WELLINGTON AVENUE

Chilliwack
Chilliwack Proper West
V2P 2G1

Residential Detached

\$650,000 (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
R3026549
Board: H
House/Single Family

45410 WESTVIEW AVENUE

Chilliwack
Chilliwack Proper West
V2P 1M1

Residential Detached

\$759,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1966
Frontage(feet): 71.00	Bathrooms: 3	Age: 59
Frontage(metres): 21.64	Full Baths: 2	Zoning: R1A
Depth / Size:	Half Baths: 1	Gross Taxes: \$3,822.01
Lot Area (sq.ft.): 7,810.00	Rear Yard Exp:	For Tax Year: 2024
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.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **2** 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.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

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
		Main	Bedroom	11'3 x 12'7			x		
Finished Floor (Total):	2,414sq. ft.	Main	Laundry	9'3 x 5'7			x		
Unfinished Floor:	0	Main	Mud Room	4'5 x 12'8			x		
Grand Total:	2,414sq. ft.	Main	Storage	4'6 x 6'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	13'2 x 12'5			x		
		Bsmt	Bedroom	13'1 x 12'6			x		
Suite: None		Bsmt	Kitchen	11'8 x 19'4			x		
Basement: Fully Finished		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
R3013141
Board: H
House/Single Family

5389 ROCKWOOD DRIVE

Sardis
Promontory
V2R 5R5

Residential Detached

\$769,000 (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
R2979451
Board: H
House/Single Family

44465 SOUTH SUMAS ROAD

Sardis
Sardis West Vedder
V2R 4B7

Residential Detached

\$919,000 (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: **\$4,827.22**
Lot Area (sq.ft.): **25,134.00** Rear Yard Exp: For Tax Year: **2025**
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:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

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

Total Parking: **14** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
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		
Flr Area (Det'd 2nd Res):	620sq. ft.	Main	Den	3'9 x9'5			x		
		Main	Family Room	15'6 x19'0			x		
Suite:		Above	Kitchen	11'3 x5'5			x		
Basement:Crawl		Above	Dining Room	8'10 x9'2			x		
		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. COURT DATE NOVEMBER 6, 2025 at Vancouver Supreme Court, 800 Smithe Street, Vancouver at 9:45. Please contact me for more information.



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Active
R3064830
Board: H
House/Single Family

46260 TOURNIER PLACE

Sardis
Promontory
V2R 6A2

Residential Detached

\$925,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$925,000
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: \$4,380.18
Lot Area (sq.ft.): 5,578.00	Rear Yard Exp: South	For Tax Year: 2025
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: Electricity, 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.: **No**
Fixtures Leased: **:**
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
		Below	Eating Area	9'5 x 8'2			x		
Finished Floor (Total):	2,497sq. ft.	Below	Living Room	10'5 x 17'2			x		
Unfinished Floor:	0	Below	Bedroom	9'6 x 12'1			x		
Grand Total:	2,497sq. ft.	Below	Bedroom	11'2 x 10'4			x		
		Main	Living Room	17'7 x 20'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	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	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		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 just minutes to the highway, parks, shops, and more.



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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: **3** Approx. Year Built: **2007**
Frontage(feet): **48.00** Bathrooms: **3** Age: **18**
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**

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:

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 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	
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: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order sale, great basement entry home in Bear Creek. Hardwood floors, great room with vaulted ceilings, 3 bedrooms. one bedroom suite in basement. Allow time for showings.



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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: 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 Levels: **3**

of Kitchens: **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!