



Presented by:
Mylyne Santos PREC*

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



Active
R3039311
Board: H
Apartment/Condo

302 46150 BOLE AVENUE

Chilliwack
Chilliwack Proper East
V2P 0B7

Residential Attached

\$253,000 (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 Levels: **1**
of Kitchens: **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
R2980399

Board: H
1/2 Duplex

33 628 MCCOMBS DRIVE

Harrison Lake
Harrison Hot Springs
V0M 1K0

Residential Attached

\$749,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$799,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: R4
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,183.93
Sq. Footage: 0.00	P.I.D.: 031-499-996	For Tax Year: 2024
Flood Plain: No		Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Emerson Cove		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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.