



Presented by:
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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
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			x	Main	2
Finished Floor (Below):	0	Main	Family Room	14'2 x 14'1			x	Above	4
Finished Floor (Basement):	810	Main	Pantry	5'11 x 5'4			x	Above	4
Finished Floor (Total):	3,015sq. ft.	Main	Foyer	5'5 x 3'10			x	Bsmt	4
Unfinished Floor:	0	Main	Dining Room	13'2 x 11'			x		
Grand Total:	3,015sq. ft.	Above	Primary Bedroom	12'1 x 14'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x 12'7			x		
Suite: Unauthorized Suite		Above	Bedroom	13' x 12'9			x		
Basement: Full, Fully Finished		Above	Bedroom	13'11 x 12'9			x		
		Above	Walk-In Closet	8'3 x 5'4			x		
		Bsmt	Kitchen	11'9 x 8'4			x		
		Bsmt	Living Room	14'91 x 11'6			x		
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.