



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2200157Board: H
Apartment/Condo**202 9175 EDWARD STREET**Chilliwack
Chilliwack W Young-Well
V2P 4C5

Residential Attached

\$169,900 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**Frontage (feet): **0.00**
Frontage (metres): **0.00**
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$315.00**Original Price: **\$169,900**
Approx. Year Built: **1987**
Age: **30**
Zoning: **R5**
Gross Taxes: **\$791.27**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **007-896-174**
Tour:Complex / Subdiv:
Services Connected: **Natural Gas, Sanitary Sewer, Water**Style of Home: **Corner Unit, End Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single, Visitor Parking**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**Maint Fee Inc: **Garbage Pickup, Hot Water, Management, Snow removal**
Legal: **PL NWS2594 LT 11 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, DIV A.**Amenities: **Exercise Centre, Wheelchair Access**Site Influences: **Adult Oriented, Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'7			x			x
Main	Dining Room	11'5 x 13'7			x			x
Main	Kitchen	7'6 x 9'2			x			x
Main	Eating Area	7'6 x 6'3			x			x
Main	Master Bedroom	11'2 x 12'6			x			x
Main	Bedroom	11'8 x 11'8			x			x
Main	Storage	6' x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,227	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: 55+			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,227 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,227 sq. ft.				7				
					8				

Listing Broker(s): **HomeLife Glenayre Realty Chilliwack Ltd****Spacious unit in a great central location, 1/2 block from the hospital and very close to shopping and restaurants. Has an elevator, 55+ building, suite in a well maintained complex.**



Presented by:

Thane Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
www.thanelanz.com
vancouverinvestor@gmail.com



Active
R2207333

Board: H
Townhouse

5 9280 CORBOULD STREET

Chilliwack
Chilliwack W Young-Well
V2P 4A5

Residential Attached

\$175,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **Yes**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$156.00**

Original Price: **\$175,000**
Approx. Year Built: **1979**
Age: **38**
Zoning: **R4**
Gross Taxes: **\$755.69**
For Tax Year: **2017**
Tax Inc. Utilities?: **Yes**
P.I.D.: **001-791-907**
Tour:

Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Self-managed**
Mgmt. Co's Phone:
View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Other**
Exterior: **Stucco, Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking:
Parking: **Open, Visitor Parking** Parking Access: **Front**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL NWS1395 LT 7 BLK 23 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, DIV A.**

Amenities: **None**

Site Influences:
Features: **Air Conditioning, Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Security System, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 11'4			x			x
Main	Kitchen	10' x 8'			x			x
Main	Master Bedroom	11'5 x 8'6			x			x
Main	Bedroom	11' x 8'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	760	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: 45+			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	760 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	760 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Landmark Realty Mission Ltd.**

Affordable living in the heart of Chilliwack! End unit in a small, 45+ complex. Perfect level home for retirees. Townhouse has 2 beds, a walk out patio and fenced garden area with storage sheds front and back. Lots of closet space. Air conditioning unit in living room and security system in the master. Self-managed. Strata fee \$156.00



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



Active
R2206764

Board: H
Townhouse

102 5765 VEDDER ROAD

Sardis
Vedder S Watson-Promontory
V2R 1C3

Residential Attached

\$298,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$298,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1995**
Depth / Size (ft.): Bedrooms: **3** Age: **22**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **R4**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,811.28**
Council Apprv?: **No** Half Baths: **1** For Tax Year: **2017**
Exposure: Maint. Fee: **\$290.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **023-051-141**
Mgmt. Co's Name: **homelife** Tour:
Mgmt. Co's Phone:
View: :
Complex / Subdiv: **Southside estates**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Locker: **N**
Dist. to Public Transit: **road**
Units in Development: **31** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **31**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Sewer, Snow removal, Water**

Legal: **PL LMS1642 LT 18 LD 36 SEC 7 TWP 26 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **None**

Site Influences: **Central Location, Private Yard**

Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9'9" x 9'7"			x			x
Main	Living Room	13' x 12'			x			x
Main	Kitchen	9'5" x 9'5"			x			x
Above	Master Bedroom	14'9" x 11'			x			x
Above	Bedroom	12' x 11'3"			x			x
Above	Bedroom	13'3" x 10'6"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	680	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	820	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,500 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,500 sq. ft.	Basement: Crawl			6				
					7				
					8				

Listing Broker(s): **HomeLife Glenayre Realty Chilliwack Ltd**

Great opportunity to get into the market. This original 3 bedroom, 3 bathroom, 2 story is located near restaurant and shopping. All large bedrooms and nice walkout patio. Large double garage with storage.