



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2190567**Board: H  
House/Single Family**948 3RD AVENUE**Hope  
Hope Center  
VOX 1L4

Residential Detached

**\$239,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>57.00</b>	Original Price: <b>\$249,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1966</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>1</b>	Age: <b>51</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,758.57</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-043-711</b>
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking:  
 Parking: **Open, RV Parking Avail.** Parking Access: **Front**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL KAP839 LT 2 LD 59 SEC 9 TWP 5 RNG 26 MER 6 MERIDIAN W6.**Amenities: **Workshop Detached**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>11' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>9' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Other</b>	<b>9' x 9'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Other</b>	<b>9' x 9'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>910</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>910</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,820 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Full</b>	6				
Grand Total: <b>1,820 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
		8				

Listing Broker(s): **RE/MAX Crest Realty****RE/MAX Nyda Realty (Hope)****Great investment opportunity. Needs lot of TLC but it's a great central location close to all amenities. This is a solid home with a decent roof and a detached garage. Nice 57' x 120' flat lot.**



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**Active**  
**R2199788**Board: H  
House/Single Family**19864 PETER STREET**Hope  
Hope Silver Creek  
VOX 1L2

Residential Detached

**\$359,000** (LP)

(SP)



Sold Date: Frontage (feet): **69.00** Original Price: **\$359,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1992**  
 Depth / Size: Bathrooms: **2** Age: **25**  
 Lot Area (sq.ft.): **6,969.00** Full Baths: **2** Zoning: **R1-A**  
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$2,834.89**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **006-567-231**  
 Tour:

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **PL KAP6168 LT 4 LD 59 SEC 5 TWP 5 RNG 26 MER 6 MERIDIAN W6.**

Amenities:

Site Influences: **Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>14'7 x 17'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12'6 x 13'2</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>14'2 x 11'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>16'6 x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9' x 10'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9' x 10'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Laundry</b>	<b>8'6 x 7'5</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,445</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,445 sq. ft.</b>	Crawl/Bsmt. Height: <b>4'</b>	4				Garage Sz: <b>22' x 20'7</b>
	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total: <b>1,445 sq. ft.</b>		7				
		8				

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

**This 1445 Sq/ft Rancher in the Hope-Silver Creek area. Boasts 3 bedrooms and 2 Bathrooms. Nice open concept Living Room/Dining Room. Good sized Master Bedroom with 4 piece ensuite. You'll enjoy the private backyard with mountain views. Yes there is RV parking.**



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**Active**  
**R2194607**Board: H  
House/Single Family**7975 AITKEN ROAD**Chilliwack  
Chilliwack Yale Rd West  
V2R 4H5

Residential Detached

**\$369,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>133.00</b>	Original Price: <b>\$369,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>IRR</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>2</b>	Zoning: <b>AL</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,092.00</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>009-023-682</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: Covered Parking:  
Parking: **Garage; Double**

Parking Access:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**

Floor Finish:

Legal: **PL NWP29374 LT 10 DL 72 LD 36 GROUP 2.**Amenities: **None**Site Influences: **Greenbelt**Features: **Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Kitchen</b>	<b>16'10 x 8'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Eating Area</b>	<b>16'10 x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>20' x 14'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>15'3 x 12'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>12'2 x 11'4</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Laundry</b>	<b>8' x 6'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Storage</b>	<b>15'9 x 11'10</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,326</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,326 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>1,326</b>	Beds not in Basement: <b>2</b>	6				
Grand Total:	<b>2,652 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>	7				
			8				

Listing Broker(s): **Royal LePage Wheeler Cheam**

**"We aren't pulling any punches... This house is a fixer upper." There is an opportunity for the right buyer if they are handy & can look at the possibilities. The house has size at just over 2600 sq. ft. & on .38 of an acre. It has 2 bedrooms, 2 baths & mostly unfinished basement. The property is overgrown but nothing a weekend couldn't clear up. Make an offer!**



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**Active**  
**R2204663**Board: H  
House/Single Family**6976 FRASER DRIVE**

Agassiz

Agassiz

VOM 1A3

Residential Detached

**\$395,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$395,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1975</b>
Depth / Size: <b>143</b>	Bathrooms:	<b>2</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>10,018.80</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,349.12</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-434-301</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Metal**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Shallow**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single, RV Parking Avail.**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **Yes: Any t.v.'s & brackets; personal items**  
 Floor Finish: **Mixed**

Legal: **PL NWP40720 LT 72 DL 19 LD 59 GROUP 1.**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 12'			x			x
Main	Living Room	17' x 13'			x			x
Main	Dining Room	11'9 x 10'			x			x
Main	Master Bedroom	12'2 x 10'10			x			x
Main	Bedroom	12'4 x 8'			x			x
Bsmt	Family Room	17'4 x 12'4			x			x
Bsmt	Laundry	18'10 x 11'5			x			x
Bsmt	Other	7'2 x 11'5			x			x
Bsmt	Foyer	6'7 x 4'3			x			x
		x			x			

Finished Floor (Main):	<b>995</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Bsmt</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>524</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,519 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor:	<b>136</b>	Basement: <b>Separate Entry</b>	6				
Grand Total:	<b>1,655 sq. ft.</b>		7				
			8				

Listing Broker(s): **RE/MAX Nyda Realty (Kent)**

**Opportunity calling!! Rental investors, first time home buyers and home flippers need to look at this Agassiz home. This home is a fixer upper from top to bottom and is priced to reflect the work that needs to be put in. 2 bedrooms and 1 bathroom up stairs, options for a bedroom and bathroom down. Family room is finished but basement is a generally unfinished. Huge .233 acre lot and with the right tree trimming it could enjoy some nice Mt Cheam views. Option for RV Parking and/or drive through to the back yard for other possibilities. If you have been looking for a project house in Agassiz, look no further. Walking distance to schools and shopping, mins to Harrison Hot Springs and recreation. Property sold AS IS WHERE IS.**





Presented by:

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**Active**  
**R2208410**Board: H  
House/Single Family**1110 & 1120 NELSON AVENUE**Hope  
Hope Center  
VOX 1L0

Residential Detached

**\$419,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>120.00</b>	Original Price: <b>\$419,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>116 (IRR)</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>12,968.00</b>	Full Baths:	<b>1</b>	Zoning: <b>C-5</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,640.00</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-465-303</b>
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**  
 Parking: **Grge/Double Tandem, Open, RV Parking Avail.**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate**

Legal: **PLKAP923 LT1 BLK4 DL7 LD59 & PLKAP816 LTA LD59 SEC9 TWP5 R26 MER6**Amenities: **None**

Site Influences:  
 Features: **Clothes Dryer, Clothes Washer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2" x 12'8"			x			x
Main	Dining Room	12' x 14'			x			x
Main	Kitchen	8'6" x 15'			x			x
Main	Laundry	8'9" x 6'			x			x
Main	Master Bedroom	12' x 13'2"			x			x
Main	Bedroom	12' x 11'6"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,248</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,248 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,248 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
			8				

Listing Broker(s): **RE/MAX Nyda Realty (Hope)****RE/MAX Nyda Realty (Hope)**

**SOLID 2 BDRM 1-1/2 BATH 1248 SQ FT RANCHER WITH DETACHED 28X36 WORKSHOP, BEING SOLD WITH NEIGHBORING 1 BDRM 528 SQ FT BUNGALOW. MAIN HOME FEATURES CUSTOM WOOD TRIM, MANY BUILT -INS, RECENT ROOF, COVERED FRONT WALK AND 4 APPLIANCES. SHOP CONSISTS OF TWO STORAGE ROOMS AND 25X27 PARKING BAY OR WORKSPACE WHILE SMALL ADJACENT 1 BDRM HOME, ON ITS OWN PROPERTY, WOULD MAKE A GREAT INLAW DWELLING OR EASY CARE MORTGAGE HELPER. LOCATED JUST A FEW BLOCKS FROM DOWNTOWN CORE, REC FACILITIES AND GROCERY STORE THIS WOULD BE A FANTASTIC RETIREMENT, 1ST TIMER, INVESTMENT OR SHARED USE PURCHASE. TENANT IN SMALL HOME REQUIRES 24 HRS NOTICE AND MAIN HOME AND SHOP ARE VACANT FOR QUICK POSSESSION IF TENANT IN RENTAL TO STAY. ESTATE**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

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www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2203561**Board: H  
House/Single Family**45868 THOMAS ROAD**Sardis  
Vedder S Watson-Promontory  
V2R 3X1

Residential Detached

**\$549,900** (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$549,900**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1994**  
 Depth / Size: **106** Bathrooms: **2** Age: **23**  
 Lot Area (sq.ft.): **5,300.00** Full Baths: **2** Zoning: **R1A**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,754.64**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **018-405-991**  
 Tour:

View: **Yes: MOUNTAINS**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL LMP11795 LT 14 LD 36 SEC 7 TWP 26**Amenities: **Storage, Wheelchair Access**

Site Influences: **Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			x			x
Main	Dining Room	12'6 x 9'			x			x
Main	Kitchen	15'6 x 12'6			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Family Room	15'6 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,481</b>	# of Rooms:	<b>7</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>			Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3						Pool:
Finished Floor (Total):	<b>1,481 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5						Door Height:
Grand Total:	<b>1,481 sq. ft.</b>	Basement: <b>Crawl</b>		6						
				7						
				8						

Listing Broker(s): **RE/MAX Nyda Realty Inc.****RE/MAX Nyda Realty Inc.**

**This bright and solid rancher is what you have been looking for! The kitchen is a good size and features oak cabinets and an island that can be moved to wherever you want. It is open concept with an adjoining family room. Family room has patio doors that lead out to your covered patio, fenced and private back yard. Dining room is separate for entertaining. Enjoy sitting in your living room around your gas fireplace. Three bedrooms with master being large with walk through closets and a 4 piece ensuite. Newer H2O tank and dishwasher. This rancher is close to schools, shopping, Vedder River Trail and Cultus Lake. Great starter home or retirement home. OPEN HOUSE SEPT. 23, 1-3pm.**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2203457**Board: H  
House/Single Family**6944 WILTSHIRE STREET**Sardis  
Sardis West Vedder Rd  
V2R 2S9

Residential Detached

**\$598,000** (LP)

(SP)



Sold Date: Frontage (feet): **74.00** Original Price: **\$598,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1998**  
 Depth / Size: Bathrooms: **1** Age: **19**  
 Lot Area (sq.ft.): **7,350.00** Full Baths: **1** Zoning: **R1A**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,314.88**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **005-368-014**  
 Tour:

View: :  
 Complex / Subdiv:  
 Services Connected: **Sanitary Sewer**

Style of Home: **Rancher/Bungalow**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**Fireplace Fuel: **Gas - Natural**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcony(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces: **0**Total Parking: **2** Covered Parking: **2**

Parking Access:

Parking: **Garage; Double**Dist. to Public Transit: **131 KM**Dist. to School Bus: **2 KM**Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: :

Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**Legal: **PL NWP72851 LT 21 DL 261 LD 36 GROUP 2.**

Amenities:

Site Influences: **Shopping Nearby**Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 12'			x			x
Main	Dining Room	13'6 x 12'			x			x
Main	Kitchen	9'6 x 9'			x			x
Main	Eating Area	14'6 x 7'6			x			x
Main	Family Room	20'8 x 12'3			x			x
Main	Master Bedroom	13'6 x 13'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11'6 x 10'			x			x
Main	Laundry	8' x 7'			x			
Main	Foyer	10' x 9'10			x			

Finished Floor (Main):

**1,893**# of Rooms: **10**

Finished Floor (Above):

**0**# of Kitchens: **1**

Finished Floor (Below):

**0**# of Levels: **1**

Finished Floor (Basement):

**0**Suite: **None**

Finished Floor (Total):

**1,893 sq. ft.**

Crawl/Bsmt. Height:

Unfinished Floor:

**0**Beds in Basement: **0**Beds not in Basement: **3**

Grand Total:

**1,893 sq. ft.**Basement: **None**

Bath

1

Floor

**Main**

# of Pieces

**4**

Ensuite?

**No**

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Door Height:

Listing Broker(s): **Dexter Associates Realty**

**Fantastic Wells Landing location! Close to shopping, schools and amenities. This spacious 3 bed/2bath rancher offers a large front room and dining area plus a separate family room. Double French doors lead to an enclosed sunroom which can be enjoyed year round. Gorgeous private backyard with large sundeck. Oversized double garage.**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2201609**Board: H  
House with Acreage**47673 FORESTER ROAD**Sardis  
Ryder Lake  
V2R 4M6

Residential Detached

**\$714,900** (LP)

(SP)



Sold Date: Frontage (feet): **279.00** Original Price: **\$727,500**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1995**  
 Depth / Size: Bathrooms: **2** Age: **22**  
 Lot Area (sq.ft.): **116,740.80** Full Baths: **2** Zoning: **RR**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,785.25**  
 Rear Yard Exp: For Tax Year: **2016**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **018-370-608**  
 Tour:

View: **Yes: Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Split Entry**  
 Construction: **Other**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Patio(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 1 DISTRICT LOT 531 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP11431**Amenities: **Storage**Site Influences: **Gravel Road, Greenbelt, Private Setting, Rural Setting, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 17'10	Below	Family Room	16'3 x 15'3			x
Main	Dining Room	14'3 x 13'2	Below	Hobby Room	15' x 13'3			x
Main	Kitchen	11' x 11'3	Below	Hobby Room	9'6 x 10'5			x
Main	Master Bedroom	13' x 11'5	Below	Other	14'2 x 6'9			x
Main	Bedroom	10'9 x 12'5	Below	Utility	6'2 x 6'6			x
Main	Laundry	7' x 7'8			x			x
Main	Den	8' x 10'9			x			x
Main	Walk-In Closet	8'10 x 7'			x			x
Below	Bedroom	13' x 11'5			x			
Below	Bedroom	13' x 11'5			x			

Finished Floor (Main):	<b>1,560</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,560</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>3,120 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6				
Grand Total:	<b>3,120 sq. ft.</b>	Beds not in Basement: <b>4</b>	7				
			8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

**Desirable Ryder Lake Acreage - situated on 2.68 acres. A diamond in the rough - this spacious split entry home has great potential! Featuring 3,120 sq ft of living space, large deck with mountain views, private property, laundry on the main, 5 bedrooms, 2 baths and within walking distance to Mt. Thom Park. Includes a mini - barn great for chickens. Lots of space, bring the family!!**