



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

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**Active**  
**R2384119**  
 Board: H  
 Apartment/Condo

**9 450 THACKER AVENUE**

Hope  
 Hope Center  
 VOX 1L0

Residential Attached

**\$189,000** (LP)

(SP)



**NO IMAGE**  
**AVAILABLE**

Sold Date: Frontage (feet): Original Price: **\$189,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1994**  
 Depth / Size (ft.): Bedrooms: **2** Age: **25**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-1**  
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$993.41**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
 Exposure: **South** Maint. Fee: **\$236.22** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **018-902-537**  
 Mgmt. Co's Name: **Select Real Estate** Tour:  
 Mgmt. Co's Phone: **604-793-2200**  
 View: **No :**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**  
 Sewer Type: **Community**

Style of Home: **Ground Level Unit, Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Hot Water, Natural Gas**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: Covered Parking: **0** Parking Access:  
 Parking: **Open**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development: **15** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **15**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Gardening, Gas, Heat, Hot Water, Snow removal**  
 Legal: **STRATA LOT 9, PLAN KAS1488, DISTRICT LOT 14, YALE DIV OF YALE LAND DISTRICT, 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**

Amenities: **None**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 10'			x			x
Main	Living Room	15' x 13'			x			x
Main	Dining Room	13' x 12'6"			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	13'10" x 10'			x			x
Main	Laundry	7'8" x 5'9"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,200</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>1,200 sq. ft.</b>	# or % of Rentals Allowed: <b>0</b>			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			6				
Grand Total:	<b>1,200 sq. ft.</b>				7				
					8				

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

**RARE TO FIND GROUND FLOOR UNIT. THIS COMPLEX HAS VERY LITTLE TURNOVER. BACKS ONTO COURTYARD. ALL NATURAL GAS IN LOW STRATA FEE. IN FLOOR HEAT PLUS GAS FIREPLACE. OPEN LAYOUT. IN-SUITE LAUNDRY.**



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**Active**  
**R2372544**Board: H  
Townhouse**39 5648 PROMONTORY ROAD**Sardis  
Promontory  
V2R 0E5

Residential Attached

**\$429,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$448,800</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>R4</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,076.42</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$240.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-355-560</b>
Mgmt. Co's Name: <b>Homelife Property Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-858-7368</b>		
View: :		
Complex / Subdiv: <b>Gables at Copper Creek</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Locker:  
 Dist. to Public Transit: **Nearby**  
 Units in Development: **61**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **STRATA LOT 61, PLAN BCS2157, SECTION 8, TOWNSHIP 26, 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: **Air Cond./Central**

Site Influences: **Recreation Nearby, Shopping Nearby, Treed**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Pantry, Security System, Smoke Alarm, Vacuum - Roughed In, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'4 x 13'6			x			x
Main	Dining Room	12' x 9'8			x			x
Main	Den	10' x 9'4			x			x
Main	Kitchen	12' x 12'			x			x
Above	Master Bedroom	13'6 x 13'6			x			x
Above	Bedroom	9'6 x 11'8			x			x
Above	Bedroom	9'6 x 11'			x			x
Above	Walk-In Closet	5'6 x 5'			x			x
Above	Laundry	7' x 5'			x			x
Below	Recreation	12' x 15'			x			x

Finished Floor (Main): <b>778</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>680</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>324</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Below</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,782 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,782 sq. ft.</b>				7				
				8				

Listing Broker(s): **Homelife Benchmark Realty (Langley) Corp.****Homelife Benchmark Realty (Langley) Corp.**

**Welcome to the GABLES! Wonderful family oriented complex in Promontory. This functional END UNIT floorplan offers something for everyone in family! On the main floor you'll find your den with french doors, spacious great room with cozy electric fireplace, large kitchen with centre island & pantry, dining room. Upstairs offers 3 generous sized bedrooms, the master offers a walk-in closet and a 3 piece ensuite bathroom. Below you find a games/media room with a 2 piece powder room. BONUS: Double side by side garage and a fenced yard. This one ticks the boxes. Call today for your private viewing!**



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**Active**  
**R2360533**Board: H  
Townhouse**52 6498 SOUTHDOWNE PLACE**Sardis  
Sardis East Vedder Rd  
V2R 0K3

Residential Attached

**\$449,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$449,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
 Depth / Size (ft.): Bedrooms: **3** Age: **11**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD16**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,325.97**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
 Exposure: **East** Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **027-576-272**  
 Mgmt. Co's Name: **ASSOCIATION** Tour:  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **No :**  
 Complex / Subdiv: **VILLAGE GREEN-HIGGINSON GARDENS**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type:

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stone, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development: **62** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **62**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No : COURT ORDER SALE AS-IS WHERE IS**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**  
 Legal: **STRATA LOT 26, PLAN BCS2544, DISTRICT LOT 338, GROUP 2, 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: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>17' x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>11' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>14' x 9'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>14' x 14'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>11' x 11'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>11' x 11'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Laundry</b>	<b>10' x 6'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Other</b>	<b>13' x 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>

Finished Floor (Main): <b>807</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>878</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>233</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,918 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,918 sq. ft.</b>				7				
				8				

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

**COURT ORDER SALE - FANTASTIC CENTRAL CHILLIWACK 3 bed/2 bath TOWNHOUSE** Being sold 'AS-IS, WHERE-IS'. CONVENIENTLY LOCATED strata complex blocks away from ALL the amenities! PLS READ ALL LISTING INFO. Pets w/Rest. No Rentals. ACCESS AND ENTRY AS PER COURT ORDER. The Buyer/s should independently verify all listing information. Please have your Realtor contact listing Realtor for further info. A/O \$320,000 Court Date July 9/19 9:45am BC Supreme Court New West.