



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

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**Active**
R2369688Board: H
Manufactured with Land**118 46511 CHILLIWACK LAKE ROAD**Sardis
Chilliwack River Valley
V2R 3S4

Residential Detached

\$274,900 (LP)

(SP)



Sold Date:	Frontage (feet):	40.00	Original Price: \$274,900
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1976
Depth / Size: 85	Bathrooms:	1	Age: 43
Lot Area (sq.ft.): 3,400.00	Full Baths:	1	Zoning: RSV1
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$1,019.32
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-679-046
			Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type:

Style of Home: **1 Storey**
 Construction: **Manufactured/Mobile**
 Exterior: **Mixed**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 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:

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**

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

Property Disc.: **No**
 PAD Rental: **\$0.00**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Legal: **STRATA LOT 118, PLAN NWS540, DISTRICT LOT 496, GROUP 2, NEW WESTMINSTER LAND DISTRICT, MHR 22480 CSA 340121 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**

Amenities: **In Suite Laundry, Storage**Site Influences: **Rural Setting**Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'2 x 7'3			x			x
Main	Living Room	16'4 x 11'7			x			x
Main	Kitchen	13'6 x 11'7			x			x
Main	Dining Room	11'9 x 7'3			x			x
Main	Laundry	7'4 x 6'10			x			x
Main	Master Bedroom	15'8 x 15'10			x			x
Main	Walk-In Closet	10'5 x 6'5			x			x
Main	Bedroom	10'5 x 11'8			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,257	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,257 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 2	6				
Grand Total:	1,257 sq. ft.	Basement: Crawl	7				
			8				

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

The reno's are done and this 1257 sq. ft. modular home is ready for you to move in. Located in the pristine Chilliwack River Valley in Baker Trails cozy home has lots to offer. Features include an open concept living/dining area, 2-bedrooms, 1-bathroom is steps away from all nature has to offer. Enjoy fishing on the Vedder River, swing by the Tracker grease cafe for live music and dinner, or head up into the valley for incredible hiking or to sit on the beach at Chilliwack Lake. Private yard that is fully landscaped and a detached work shop. Oh did I mention NO PAD FEE as well.



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**Active**
R2383435Board: H
House/Single Family**46410 CHESTER DRIVE**Sardis
Sardis East Vedder Rd
V2R 5N4

Residential Detached

\$409,000 (LP)

(SP)



Sold Date: Frontage (feet): **40.00** Original Price: **\$409,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1998**
 Depth / Size: **110** Bathrooms: **4** Age: **21**
 Lot Area (sq.ft.): **4,400.00** Full Baths: **3** Zoning: **RSV3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,476.02**
 Rear Yard Exp: **Northeast** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **902-013-954**
 Tour:

View: **No**
 Complex / Subdiv: **AVONLEA**
 Services Connected: **Electricity, Natural Gas**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **DetachedGrge/Carport**

Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold not prepaid-NonStrata**

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

Legal: **LOT 16-20-11 PLAN CLSR 80434; 08058 TZEACHTEN IR #13**Amenities: **None**Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8' x 12'			x			x
Main	Kitchen	17' x 11'9			x			x
Main	Foyer	9'6 x 7'			x			x
Main	Family Room	13' x 12'			x			x
Above	Master Bedroom	13' x 11'6			x			x
Above	Bedroom	11'6 x 10'			x			x
Above	Bedroom	11' x 10'			x			x
Bsmt	Living Room	13' x 12'			x			x
Bsmt	Bedroom	12' x 9'			x			x
Bsmt	Kitchen	13' x 11'9			x			x

Finished Floor (Main): **755**
 Finished Floor (Above): **707**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **742**
 Finished Floor (Total): **2,204 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,204 sq. ft.**

of Rooms: **10**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **RE/MAX Bob Plowright Realty**

Bring your ideas to this fantastic deal in Avonlea. 4 bedrooms, 4 bathrooms, over 2,000 sq.ft. of living space and an inlaw suite in the basement. High ceilings on the main, spacious country kitchen with lots of cabinet space, natural gas fireplace and more. Detached double garage with lane access. Get inside today and make this family home your own.



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KINFOLK

 REAL ESTATE

Active
R2375842

 Board: H
 House with Acreage
3640 VANCE ROAD
 Cultus Lake
 Cultus Lake
 V2R 5A6

Residential Detached

\$749,900 (LP)(SP) 

Sold Date:	Frontage (feet):	346.00	Original Price: \$749,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1942
Depth / Size: 465	Bathrooms:	2	Age: 77
Lot Area (sq.ft.): 161,172.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,102.11
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-103-103
			Tour: Virtual Tour URL

View: **Yes: MTN, POSSIBLE LAKE**

Complex / Subdiv:

Services Connected: **Electricity**Sewer Type: **Septic**
 Style of Home: **1 1/2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Propane Gas**
 Water Supply: **Well - Drilled, Well -**
 Fuel/Heating: **Forced Air, Propane Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
Metered Water: **N**
 Total Parking: **20** Covered Parking: **4** Parking Access:
 Parking: **Carport & Garage, Open, RV Parking Avail.**

 Dist. to Public Transit: **6** Dist. to School Bus: **6**
 Title to Land: **Freehold NonStrata**

 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed, Tile**
Legal: **PARCEL A, PLAN LMP8784, SECTION 30, TOWNSHIP 25, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Gravel Road, Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	0' x 0'			x			x
Main	Living Room	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Bsmt	Laundry	0' x 0'			x			x
		x			x			x
		x			x			x

 Finished Floor (Main): **1,681**
 Finished Floor (Above): **0**
 Finished Floor (Below): **864**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,545 sq. ft.**

 Unfinished Floor: **0**
 Grand Total: **2,545 sq. ft.**

 # of Rooms: **8**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	3	No
3			
4			
5			
6			
7			
8			

 Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:
Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**
2 storey home with 3 bedrooms and 2 bathrooms on 3.7 Acres nestled just minutes from Cultus Lake. There is a large 500+ Sq Ft wrap around deck. Property features a 40 X 80 shop (4 car garage). Home is in need of TLC.