



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

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**KINFOLK**  
  
 REAL ESTATE
**Active**  
**R2359926**Board: H  
Manufactured**19 45640 WATSON ROAD**Sardis  
Vedder S Watson-Promontory  
V2R 3P9

Residential Detached

**\$93,900** (LP)(SP) 

Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$93,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1973</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>46</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RMH</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$422.94</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>700-002-670</b>
			Tour:

View: **Yes: Mountains**  
 Complex / Subdiv: **Westwood Mobile Home Park**  
 Services Connected: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **Sanitation**

Style of Home: **1 Storey, Manufactured/Mobile**Construction: **Manufactured/Mobile**Exterior: **Mixed, Stone, Vinyl**Foundation: **None**

Rain Screen:

Renovations:

# of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Patio(s) & Deck(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:    Dist. to School Bus:  
 Title to Land: **Leasehold not prepaid-NonStrata**

Property Disc.: **No**  
 PAD Rental: **\$580.00**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **GLENDAL, 1973 MONTROSE, SERIAL NO.: MW977M, MHR #001894 CSA #107348**Amenities: **In Suite Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'1" x 8'6"			x			x
Main	Dining Room	13'2" x 7'5"			x			x
Main	Living Room	14'11" x 11'1"			x			x
Main	Bedroom	8'6" x 7'8"			x			x
Main	Bedroom	8' x 7'			x			x
Main	Master Bedroom	11'3" x 11'1"			x			x
Main	Recreation	7'5" x 15'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,056</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>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,056 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,056 sq. ft.</b>		7				
			8				

Listing Broker(s): **Century 21 Creekside Realty**

**HOT DEAL ALERT! This 1056 sq ft home has 3 bedroom + den and 2 renovated bathrooms. Spacious kitchen with eat up countertop and a tiled backsplash. Oak hardwood floors and slate tile throughout. Modern main living space paint colors and bright windows. Did I mention a backyard with detached storage shed and two decks! At this price- it wont last long, don't delay!**



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**Active**  
**R2352189**Board: H  
Townhouse**9 450 THACKER AVENUE**Hope  
Hope Center  
VOX 1L0

Residential Detached

**\$205,000** (LP)

(SP)



Sold Date:

Frontage (feet):

Original Price: **\$218,900**

Meas. Type:

Bedrooms: **2**Approx. Year Built: **1994**

Depth / Size:

Bathrooms: **1**Age: **25**Lot Area (sq.ft.): **0.00**Full Baths: **1**Zoning: **RM-1**Flood Plain: **No**Half Baths: **0**Gross Taxes: **\$993.41**

Rear Yard Exp:

For Tax Year: **2018**Council Apprv?: **No**Tax Inc. Utilities?: **No**

If new, GST/HST inc?:

P.I.D.: **018-902-537**

Tour:

View:

**No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**Sewer Type: **Community**Style of Home: **Rancher/Bungalow**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**Fireplace Fuel: **Natural Gas**Water Supply: **Community**Fuel/Heating: **Natural Gas**Outdoor Area: **None**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking:

Covered Parking: **0**

Parking Access:

Parking: **Open**

Dist. to Public Transit:

Dist. to School Bus:

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

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Mixed****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): 1,200			# of Rooms:6 # of Kitchens: 1 # of Levels: 1 Suite: None Crawl/Bsmt. Height: Beds in Basement: 0 Basement: None	Beds not in Basement:2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0					1	Main	4	No	Barn:
Finished Floor (Below): 0					2				Workshop/Shed:
Finished Floor (Basement): 0					3				Pool:
Finished Floor (Total): 1,200 sq. ft.					4				Garage Sz:
Unfinished Floor: 0					5				Grg Dr Ht:
Grand Total: 1,200 sq. ft.					6				
					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, floor heat plus gas fireplace, open layout and insuite laundry. Great location, walk to everything.**



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**Active**

**R2340613**

Board: 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):	<b>40.00</b>	Original Price: <b>\$319,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1976</b>
Depth / Size: <b>85</b>	Bathrooms:	<b>1</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>3,400.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RSV1</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,019.32</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-679-046</b>
			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, 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**

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):	<b>1,257</b>	# of Rooms: <b>8</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				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,257 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>2</b>	6				
Grand Total:	<b>1,257 sq. ft.</b>	Basement: <b>Crawl</b>	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.**