12 45900 SOUTH SUMAS ROAD CHILLIWACK

Sardis South, V2R 0S9

Residential Detached
\$859,900 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 201	8
Frontage (ft):		Bathrooms:	2	Age:	6	
Lot Area: (sq.ft.)	4,069.00	Full Baths:	2	Zoning:	RS	V3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.0	00
Rear Yard Exp:		Maint. Fee:	180.00	For Tax Year:	202	
View:	Yes			P.I.D.:	903	-025-127
Style of Home:	Rancher/Bungalow w/	Bsmt.	Parking:	Total: 4 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed, Vinyl		Parking Access:			
oundation:	wixee, viryi		Parking:	Garage; Double, Visitor Parking		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
f of Fireplaces:			Distance to:			
Vater Supply:	City/Municipal		Title to Land:	First Nations Leas	e	
Fuel/Heating:	Forced Air,Natural Ga	S	Property Disc:	Yes		
Outdoor Area:	Patio(s)	-	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
/iew:	Yes : MOUNTAINS					
-		-858-7368				
Mgmt. Company:	Jaclyn Tompson - 604	-858-7368				
Mgmt. Company: Complex / Subdiv:	Jaclyn Tompson - 604 Evergreens at Ensley					
Mgmt. Company: Complex / Subdiv: Services Connected:	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas	s,Sanitary Sewer,Water				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13	In Suite Laundry Recreatio	n Center		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite				
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Legal: Amenities: Site Influences: Features:	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Club Adult Oriented,Centra ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings	se Nearby, Recreation Nearl			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Club Adult Oriented,Centra ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe	se Nearby, Recreation Nearl			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe	se Nearby,Recreation Nearl	by,Shopping Nearby	Dimer	nsions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions	se Nearby,Recreation Nearb	by,Shopping Nearby	-	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0	se Nearby,Recreation Nearb d Floor Main	by,Shopping Nearby Type Walk-In Closet	8'9 x 4	4'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1	Floor Main Bsmt	by,Shopping Nearby Type Walk-In Closet Storage	8'9 x 4 14'3 x	4'11 12'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2	Floor Main Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other	8'9 x 4 14'3 x 10'10	4'11 12'8 x 12'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0	Floor Main Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room	8'9 x 4 14'3 x 10'10 10'6 x	4'11 12'8 x 12'8 23'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5	Floor Main Bsmt Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room	8'9 x 4 14'3 x 10'10 10'6 x 27'1 x	4'11 12'8 x 12'8 23'9 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0	Floor Main Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room	8'9 x 4 14'3 x 10'10 10'6 x 27'1 x	4'11 12'8 x 12'8 23'9
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 b House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room	8'9 x 4 14'3 x 10'10 10'6 x 27'1 x 22'11	4'11 12'8 x 12'8 23'9 12'11 x 13'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 b House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Courve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5 # Of Rooms:	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 3	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room Bathroom Floor	8'9 x 4 14'3 x 10'10 10'6 x 27'1 x 22'11 # of Pieces	4'11 12'8 x 12'8 23'9 12'11 x 13'3 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom 1,553 sqft 0 sqft	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 b House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Courve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5 # Of Rooms: # Of Kitchens:	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room Bathroom Floor Main	8'9 x 4 14'3 x 10'10 10'6 x 27'1 x 22'11 # of Pieces 4	4'11 12'8 x 12'8 23'9 12'11 x 13'3 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom 1,553 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 b House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 3	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room Bathroom Floor	8'9 x 4 14'3 x 10'10 10'6 x 27'1 x 22'11 # of Pieces	4'11 12'8 x 12'8 23'9 12'11 x 13'3 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom 1,553 sqft 0 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 b House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room Bathroom Floor Main	8'9 x 4 14'3 x 10'10 10'6 x 27'1 x 22'11 # of Pieces 4	4'11 12'8 x 12'8 23'9 12'11 x 13'3 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom 1,553 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 b House,Exercise Centre,Guest Suite I Location,Gated Complex,Golf Cour ve/DW,Drapes/Window Coverings Allowed w/Rest.,Rentals Not Allowe Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5 # Of Rooms: # Of Kitchens: # Of Levels:	se Nearby,Recreation Nearb d Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2 Partly Finished	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room Bathroom Floor Main	8'9 x 4 14'3 x 10'10 10'6 x 27'1 x 22'11 # of Pieces 4	4'11 12'8 x 12'8 23'9 12'11 x 13'3 Ensuite? No

The Evergreens at Ensley is a fantastic gated community in the heart of Sardis. This home offers 3000+sqft which currently has 2 bdrms & 2 bdrms. However, the 1500+sqft bsmt could have a 3rd bthrms, which is roughed in! White cabinetry, quality S/S appliances w/gas range & built-in microwave, tile backsplash are just some of the features that accent this open-concept island kitchen. The main living area offers a tall vaulted ceiling, & a wall of windows to capture the natural daylight from south facing rear yard. The development offers great amenities like, a games & billiards room, library, exercise centre, large indoor & outdoor gathering areas with a kitchen & bbq's. All of this located close to shopping, clinics, restaurants, & unbelievable outdoor recreation Chilliwack offers!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.