

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	3	Age:	6
Lot Area: (sq.ft.)	5,468.00	Full Baths:	3	Zoning:	R2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,625.00
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	903-024-851

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: ELYSIAN VILLAGE

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

Legal: LOT 128 CLSR 106343 SKOWKALE IR# 10

Amenities:

Site Influences:

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool,Microwave,Pantry,Security System,Vacuum - Built In,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12'3 x 11'10	Main	Nook	10' x 8'5
Main	Walk-In Closet	4'10 x 4'11	Bsmt	Family Room	25'1 x 22'10
Main	Kitchen	11'10 x 9'1	Bsmt	Bedroom	11'2 x 12'2
Main	Dining Room	12' x 10'	Bsmt	Storage	22' x 8'9
Main	Great Room	16'7 x 10'1	Bsmt	Utility	7'2 x 10'2
Main	Bedroom	9'10 x 9'11	Bsmt	Other	8'9 x 6'2
Main	Laundry	8' x 12'2			

Finished Floor (Main):	1,280 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	1,280 sqft	Suite:		Bsmt	4	No
Finished Floor (Total):	2,560 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,560 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Step in to this beautiful 6 year young home with all the upgrades you could want! 2500 sq ft of living. 3 bed, (room to add another in the basement) 3 full bath rancher with fully finished basement. Perfect for an in-law suite. Large 5,400 sq ft lot. Enjoy the outdoors on your back deck or in your fenced large yard complete with hot tub and gazebo. Hot water on demand, Central Air conditioning, Under cabinet lighting, wine fridge, Laminate throughout, Chefs kitchen with large pantry. Gas Bbq outlet on patio, 2 car oversized garage with additional 3 car driveway parking. Plenty of storage! Original owner who added all the extras! Enjoy this beautiful peaceful gated community in a quiet area of Sardis. Call for your appointment today. Assumable \$200,000 Mortgage (2 years) @ 2.89%