## 45104 WATSON ROAD CHILLIWACK

Sardis South, V2R 3R5

Residential	Detached	I
\$79	9,800 (LP)	١

<b>3 1 1</b>		Sardis				
Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 1993	
Frontage (ft):	54.00	Bathrooms:	2	Age:	31	
Lot Area: (sq.ft.)	5,670.00	Full Baths:	2	Zoning:	R1A	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,21	7.07
Rear Yard Exp:				For Tax Year:	2023	
View:	Yes			P.I.D.:		032-311
Style of Home:	Rancher/Bungalow		Parking:	Total: 4 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick,Mixed,Vinyl		Parking Access:			
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed,Tile,C	arpet	Fixtures Rmvd:	No		
View: Mgmt. Company:	Yes : Mountains					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW	5,Sanitary Sewer,Storm Sewer,Wa 723, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum -	8, NEW WESTMINSTER LAND	DISTRICT		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty	8, NEW WESTMINSTER LAND Built In		<b>Dimens</b> 5'10 x 5	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions	8, NEW WESTMINSTER LAND Built In Floor	Туре		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty <b>Dimensions</b> 12'4 x 14'9	8, NEW WESTMINSTER LAND Built In Floor	Туре		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 12'4 x 14'9 16'3 x 8'11	8, NEW WESTMINSTER LAND Built In Floor	Туре		
	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 12'4 x 14'9 16'3 x 8'11 15'6 x 12'10	8, NEW WESTMINSTER LAND Built In Floor	Туре		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 12'4 x 14'9 16'3 x 8'11 15'6 x 12'10 15'6 x 10'8	8, NEW WESTMINSTER LAND Built In Floor	Туре		
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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):	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,478 sqft	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 12'4 x 14'9 16'3 x 8'11 15'6 x 12'10 15'6 x 12'10 15'6 x 10'8 10'6 x 13'5 9'11 x 9'11 9'11 x 9'9 # Of Rooms:	8, NEW WESTMINSTER LAND Built In Floor Main 8	Type Foyer Bathroom Floor	5'10 x 5	'8 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):	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,478 sqft 0 sqft	223, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 12'4 × 14'9 16'3 × 8'11 15'6 × 12'10 15'6 × 10'8 10'6 × 13'5 9'11 × 9'11 9'11 × 9'9 # Of Rooms: # Of Kitchens:	8, NEW WESTMINSTER LAND Built In Floor Main 8 1	Type Foyer Bathroom Floor Main	5'10 x 5 <b># of Pieces</b> 3	'8 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,478 sqft 0 sqft 0 sqft	223, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 12'4 × 14'9 16'3 × 8'11 15'6 × 12'10 15'6 × 12'10 15'6 × 10'8 10'6 × 13'5 9'11 × 9'11 9'11 × 9'9 # Of Rooms: # Of Kitchens: # Of Levels:	8, NEW WESTMINSTER LAND Built In Floor Main 8 1 1	Type Foyer Bathroom Floor	5'10 x 5	'8 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):	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom Bedroom 1,478 sqft 0 sqft 0 sqft 0 sqft	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 12'4 × 14'9 16'3 × 8'11 15'6 × 12'10 15'6 × 10'8 10'6 × 13'5 9'11 × 9'11 9'11 × 9'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	8, NEW WESTMINSTER LAND Built In Floor Main 8 1	Type Foyer Bathroom Floor Main	5'10 x 5 <b># of Pieces</b> 3	'8 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom Bedroom Bedroom 1,478 sqft 0 sqft 0 sqft 0 sqft 1,478 sqft	223, SECTION 12, TOWNSHIP 23         eation Nearby,Shopping Nearby         Vsh/Dryr/Frdg/Stve/DW,Vacuum -         Realty         Dimensions         12'4 × 14'9         16'3 × 8'11         15'6 × 12'10         15'6 × 10'8         10'6 × 13'5         9'11 × 9'11         9'11 × 9'9         # Of Rooms:         # Of Levels:         Suite:         Crawl/Bsmt Height:	8, NEW WESTMINSTER LAND Built In Floor Main 8 1 1 1 None	Type Foyer Bathroom Floor Main	5'10 x 5 <b># of Pieces</b> 3	'8 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 26, PLAN LMP77 None Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom Bedroom 1,478 sqft 0 sqft 0 sqft 0 sqft	23, SECTION 12, TOWNSHIP 23 eation Nearby,Shopping Nearby Vsh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 12'4 × 14'9 16'3 × 8'11 15'6 × 12'10 15'6 × 10'8 10'6 × 13'5 9'11 × 9'11 9'11 × 9'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	8, NEW WESTMINSTER LAND Built In Floor Main 8 1 1	Type Foyer Bathroom Floor Main	5'10 x 5 <b># of Pieces</b> 3	'8 Ensuite? Yes

Spacious rancher in prime Sardis Location! Walking distance to all levels of schools, Vedder Rotary trail, parks, Twin Rinks, library and all the amenities Garrison Crossing has to offer! This well maintained home features 3 bedrooms and 2 bathrooms and spacious living/dining area with ample windows letting in lots of natural light. The kitchen has stainless steel appliances and eating area that opens up to the private, fenced back yard with convenient storage shed. Other features include 2 car garage and long driveway with lots of room for parking, A/C, new washer and built in vacuum. Hot water tank and furnace replaced in 2021 (2 years old) and the roof in 2008. Book your showing today!

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