

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,622.48
<b>Rear Yard Exp:</b>	Southeast			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-454-810

<b>Style of Home:</b>	5 Plus Level,3 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 2, PLAN LMS1069, SECTION 12, TOWNSHIP 23, 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 APPROPRIATE
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Drapes/Window Coverings,Fireplace Insert,Refrigerator,Stove,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 23'11	Abv Main 2	Primary Bedroom	12'2 x 14'10
Main	Eating Area	7'6 x 11'3	Abv Main 2	Walk-In Closet	7' x 8'10
Main	Kitchen	11'10 x 11'3	Bsmt	Recreation Room	11'7 x 23'1
Main	Laundry	6'2 x 5'8			
Main	Foyer	6'7 x 6'2			
Above	Bedroom	10'10 x 11'9			
Above	Bedroom	11' x 11'11			

<b>Finished Floor (Main):</b>	529 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	529 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	529 sqft	<b># Of Levels:</b>	4	Abv Main 2	4	Yes
<b>Finished Floor (Bsmt):</b>	300 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	1,887 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	1,887 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

5 level 1/2 duplex located in the heart of Sardis on a quiet street. Walking distance to UFV, all levels of school, shopping, Sardis Sports Complex, the Sardis library and trails on the Vedder River. Tucked into a quiet corner this home is unique with the children's bedrooms on 1 level and the Primary above them. There is a basement for family gatherings plus 2 1/2 baths. The roof is approximately 10 years old and the hot water tank approx. 8 years old. An excellent family project.