

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1982
Frontage (ft):	26.52	Bathrooms:	4	Age:	42
Lot Area (sq.ft.):	16,791.00	Full Baths:	4	Zoning:	R1A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,627.23
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	007-246-889

Style of Home:	Rancher/Bungalow	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Concrete,Hardwood,Tile	Fixtures Rmvd:	No

View: Yes : MT. Cheam & Creek in back yard

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 24, PLAN NWP35783, DISTRICT LOT 337, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Guest Suite,Pool; Indoor,Sauna/Steam Room

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Swimming Pool Equip.,Wet Bar

Bylaw Restrict:

Listing Broker(s): RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'3 x 16'	Main	Primary Bedroom	11'2 x 23'5	Main	Workshop	22'27 x 27'
Main	Kitchen	14'3 x 15'	Main	Primary Bedroom	12'11 x 15'3			
Main	Dining Room	10'8 x 15'	Main	Walk-In Closet	12'10 x 1'			
Main	Family Room	13'6 x 14'8	Main	Office	12'9 x 8'6			
Main	Eating Area	13' x 9'5	Main	Utility	11'2 x 7'9			
Main	Foyer	7'6 x 11'11	Main	Laundry	5'1 x 7'7			
Main	Bedroom	15' x 10'9	Main	Sauna	10'2 x 5'			

Finished Floor (Main):	5,190 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	7	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	3	No
Finished Floor (Total):	5,190 sqft	Crawl/Bsmt Height:		Main	6	Yes
Unfinished Floor:	594 sqft	Basement:	Part,Separate Entry,Unfinished			
Grand Total:	5,784 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to luxury living in the heart of Sardis! This stunning home, nestled in a coveted neighborhood, boasts two exquisite master suites, ideal for luxurious comfort. The spacious chef's kitchen is a culinary dream, featuring granite countertops and seamlessly integrated refrigerators and freezer drawers. Entertain in style with a large indoor pool, complete with a wet bar, sauna, and tranquil koi pond, all framed by walls of windows offering picturesque views of the expansive rear yard, which backs onto scenic farmland and a meandering creek. Additionally, a charming guest cabin adds a touch of whimsy to this already impressive property. With the potential added bonus of a thriving Air B&B business, which operates seamlessly from three separate suites within the property.