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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 136.46 | Bedrooms: | 3 | Approx. Year Built: | 1972 |
| Frontage (ft): | 120.92 | Bathrooms: | 2 | Age: | 52 |
| Lot Area: (sq.ft.) | 15,115.00 | Full Baths: | 1 | Zoning: | R1-A |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$4,049.66 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 008-660-808 |

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|-------------------------|---------------------------------------|-------------------------|------------------------------------|
| Style of Home: | 2 Storey | Parking: | Total: 4 - Covered: 4 |
| Construction: | Frame - Wood | Covered Parking: | 4 |
| Exterior: | Wood | Parking Access: | |
| Foundation: | | Parking: | Carport & Garage,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Natural Gas,Wood | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | Yes : Mountain |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic,Water |
| Legal: | LOT 174, PLAN NWP39973, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Air Cond./Central |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed |
| Bylaw Restrict: | |
| Listing Broker(s): | HomeLife Advantage Realty Ltd, HomeLife Advantage Realty Ltd |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|-------------|
| Main | Kitchen | 12'9 x 10'9 | Below | Recreation Room | 16'3 x 24'4 |
| Main | Living Room | 15'6 x 13'9 | Below | Storage | 9'1 x 4'4 |
| Main | Dining Room | 8'10 x 11'1 | Below | Laundry | 22'3 x 11'6 |
| Main | Foyer | 6'7 x 4'6 | | | |
| Main | Bedroom | 11'4 x 10'2 | | | |
| Main | Primary Bedroom | 12'6 x 10'8 | | | |
| Below | Bedroom | 15'4 x 13'5 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,050 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 1,037 sqft | # Of Levels: | 2 | Below | 2 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,087 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full | | | |
| Grand Total: | 2,087 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Well taken care of family home in 10/10 central Sardis location. All amenities and highway access within five minutes. A short walk to beautiful Sardis Park. Fantastic investment opportunity, 0.34 of an acre with 120'+ ft of frontage provides potential to be split into 3 individual lots, this area is non-floodplain (verify with city). Roof, furnace, and A/C all done in 2017. No shortage of parking with a double car garage and double carport, PLUS covered space for your RV and drive-by access to the yard. Immaculately maintained backyard with mature hedges for added privacy. Includes a large concrete patio and 10x8 garden shed for extra storage. Conceptual plans for subdivision available - contact listing agent for more info.