## 44682 MONTE VISTA DRIVE CHILLIWACK

Sardis South, V2R 3E2

<b>Residential Detached</b>
\$969,900 (LP)

		Sardis				
Depth/Size (ft):	98.4	Bedrooms:	4	Approx. Year Built:	1993	3
rontage (ft):	62.00	Bathrooms:	3	Age:	31	
ot Area: (sq.ft.)	5,401.00	Full Baths:	2	Zoning:	R1-/	4
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,6	59.32
ear Yard Exp:	South			For Tax Year:	2023	3
/iew:	Yes			P.I.D.:	017-	751-705
ityle of Home:	2 Storey		Parking:	Total: 4 - Covered: 2	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Vinyl		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:			
lenovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas	3	Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
uel/Heating:	Electric,Forced Air,N	atural Gas	Property Disc:	Yes		
Outdoor Area:	Fenced Yard,Patio(s	)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Tile,Carp	et	Fixtures Rmvd:	No		
Igmt. Company: Complex / Subdiv: Services Connected:	•	as,Sanitary Sewer,Storm Sewer,W		DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering	, NEW WESTMINSTER LAND I by,Shopping Nearby	DISTRICT		
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: Bylaw Restric:	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near	, NEW WESTMINSTER LAND I by,Shopping Nearby	DISTRICT		
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering	, NEW WESTMINSTER LAND I by,Shopping Nearby	DISTRICT	Dimen	Isions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West <b>Type</b> Living Room	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford)	, NEW WESTMINSTER LAND I by,Shopping Nearby Is		Dimen 10'3 x	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor	Туре		11'1
Agmt. Company: Complex / Subdiv: Gervices Connected: .egal: Amenities: Site Influences: Geatures: Bylaw Restric: .isting Broker(s): loor lain	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West <b>Type</b> Living Room	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor Above	<b>Type</b> Bedroom	10'3 x 9' x 11	11'1
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West <b>Type</b> Living Room Dining Room	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) <b>Dimensions</b> 14' x 11'9 11'9 x 9'11	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor Above Above	<b>Type</b> Bedroom Bedroom	10'3 x 9' x 11	11'1 '5 x 11'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West <b>Type</b> Living Room Dining Room Kitchen	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor Above Above Above	<b>Type</b> Bedroom Bedroom Primary Bedroom	10'3 x 9' x 11 15'11 >	11'1 '5 x 11'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West Type Living Room Dining Room Kitchen Eating Area	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor Above Above Above	<b>Type</b> Bedroom Bedroom Primary Bedroom	10'3 x 9' x 11 15'11 >	11'1 '5 x 11'11
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: iste Influences: eatures: catures: catures: isting Broker(s): loor lain lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West Type Living Room Dining Room Kitchen Eating Area Family Room	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6 14' x 13'5	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor Above Above Above	<b>Type</b> Bedroom Bedroom Primary Bedroom	10'3 x 9' x 11 15'11 >	11'1 '5 x 11'11
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: eatures: eatures: kylaw Restric: isting Broker(s): loor lain lain lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go CithWsh/Dryr/Frdg/S Sutton Group-West Type Living Room Dining Room Kitchen Eating Area Family Room Laundry	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6 14' x 13'5 10' x 7'5	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor Above Above Above	<b>Type</b> Bedroom Bedroom Primary Bedroom Walk-In Closet	10'3 x 9' x 11 15'11 >	11'1 '5 x 11'11
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West Type Living Room Dining Room Kitchen Eating Area Family Room Laundry Bedroom	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6 14' x 13'5 10' x 7'5 11'3 x 10'3	, NEW WESTMINSTER LAND I by,Shopping Nearby IS Floor Above Above Above Above Above	<b>Type</b> Bedroom Bedroom Primary Bedroom Walk-In Closet <b>Bathroom Floor</b>	10'3 x 9' x 11 15'11 > 6'4 x 5	11'1 '5 × 11'11 '7
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: cisting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West Uning Room Dining Room Kitchen Eating Area Family Room Laundry Bedroom	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6 14' x 13'5 10' x 7'5 11'3 x 10'3 # Of Rooms:	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor Above Above Above Above Above Above	Type Bedroom Bedroom Primary Bedroom Walk-In Closet Bathroom Floor	10'3 x 9' x 11 15'11 › 6'4 x 5 # of Pieces	11'1 '5 < 11'11 '7 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West Vype Living Room Dining Room Kitchen Eating Area Family Room Laundry Bedroom 1,007 sqft 971 sqft 0 sqft	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6 14' x 13'5 10' x 7'5 11'3 x 10'3 # Of Rooms: # Of Kitchens:	, NEW WESTMINSTER LAND I by,Shopping Nearby Is Floor Above Above Above Above Above 11 1	Type   Bedroom   Bedroom   Primary Bedroom   Walk-In Closet   Bathroom Floor   Main 2   Above 4	10'3 x 9' x 11 15'11 > 6'4 x 5 <b># of Pieces</b> 2	11'1 '5 < 11'11 '7 <b>Ensuite?</b> No
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West Type Living Room Dining Room Kitchen Eating Area Family Room Laundry Bedroom 1,007 sqft 971 sqft 0 sqft 0 sqft	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6 14' x 13'5 10' x 7'5 11'3 x 10'3 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	, NEW WESTMINSTER LAND I by,Shopping Nearby IS Floor Above Above Above Above Above 11 1 2	Type   Bedroom   Bedroom   Primary Bedroom   Walk-In Closet   Bathroom Floor   Main 2   Above 4	10'3 x 9' x 11 15'11 x 6'4 x 5 <b># of Pieces</b> 2 4	11'1 '5 < 11'11 '7 <b>Ensuite?</b> No No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West Type Living Room Dining Room Kitchen Eating Area Family Room Laundry Bedroom 1,007 sqft 971 sqft 0 sqft 0 sqft 1,978 sqft	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6 14' x 13'5 10' x 7'5 11'3 x 10'3 # Of Rooms: # Of Kitchens: # Of Levels:	, NEW WESTMINSTER LAND I by,Shopping Nearby is Floor Above Above Above Above 11 1 2 None	Type   Bedroom   Bedroom   Primary Bedroom   Walk-In Closet   Bathroom Floor   Main 2   Above 4	10'3 x 9' x 11 15'11 x 6'4 x 5 <b># of Pieces</b> 2 4	11'1 '5 < 11'11 '7 <b>Ensuite?</b> No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Second Strate Stra	Electricity,Natural Ga LOT 3, PLAN LMP4 In Suite Laundry Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West Type Living Room Dining Room Kitchen Eating Area Family Room Laundry Bedroom 1,007 sqft 971 sqft 0 sqft 0 sqft	as,Sanitary Sewer,Storm Sewer,W 175, SECTION 11, TOWNSHIP 23 If Course Nearby,Recreation Near Stve/DW,Drapes/Window Covering Coast Realty (Abbotsford) Dimensions 14' x 11'9 11'9 x 9'11 9'11 x 11'5 9' x 7'6 14' x 13'5 10' x 7'5 11'3 x 10'3 # Of Rooms: # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	, NEW WESTMINSTER LAND I by,Shopping Nearby IS Floor Above Above Above Above Above 11 1 2	Type   Bedroom   Bedroom   Primary Bedroom   Walk-In Closet   Bathroom Floor   Main 2   Above 4	10'3 x 9' x 11 15'11 x 6'4 x 5 <b># of Pieces</b> 2 4	11'1 '5 < 11'11 '7 <b>Ensuite?</b> No No

Fantastic family friendly location. Walk to all levels of schools, parks and recreation. Enjoy easy access to the popular rotary trail siding the Chilliwack River. This very well cared for home offers 4 bedrooms up including a spacious Primary bedroom with a walk in shower and separate soaker tub. Functional floor plan on main with family room off the open kitchen/eating area. Walkout to your covered composite patio area, overlooking your fenced, level and manicured yard. South facing backyard with surrounding mountain views. Access to side yard for the utility trailer or boat. Enjoy the ambience of the exterior gemstone lighting, the quality high end windows and the overall care throughout. Great neighborhood.

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