

<b>Depth/Size (ft):</b>	152	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1957
<b>Frontage (ft):</b>	72.00	<b>Bathrooms:</b>	2	<b>Age:</b>	67
<b>Lot Area: (sq.ft.)</b>	10,934.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R1A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,217.42
<b>Rear Yard Exp:</b>	No			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	004-113-152

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	
<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: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 12, PLAN NWP50526, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 12'2	Bsmt	Recreation Room	22'6 x 10'5
Main	Dining Room	9'5 x 10'7	Bsmt	Bedroom	10' x 11'2
Main	Kitchen	9'10 x 7'7	Bsmt	Bedroom	13'4 x 11'2
Main	Eating Area	9'10 x 4'3	Bsmt	Flex Room	9'11 x 11'2
Main	Primary Bedroom	12'7 x 9'10	Bsmt	Utility	6'3 x 5'10
Main	Bedroom	9' x 10'3			
Main	Foyer	6'2 x 3'7			

<b>Finished Floor (Main):</b>	1,019 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	996 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,015 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,015 sqft	<b>Beds In Bsmt:</b>	2 / 4			
		<b># Of Pets:</b>				

Well maintained 4 bed, 2 bath home with tons of character. Original Hardwood floors through the main, large living and dining area. 2 beds up and beds down, easily SUITABLE with separate entry from outside. Fresh Paint throughout. Newer furnace and hot water tank. Detached shop (13x23) with power. Large private yard with mature landscaping. Huge future potential for redevelopment, it is currently zoned R1-A zoned, surrounding properties are zoned R5 and R3-A (townhomes & condos). See the city of Chilliwack for details. All of this in a great location in Sardis! Walking distance to all amenities, its Garrison convenience without the small yard and Garrison price tag! This property is great long term investment in a fantastic location!