## 45210 WATSON ROAD CHILLIWACK

Garrison Crossing, V2R 2G4

<b>Residential Detached</b>
\$879,900 (LP)

		Garrison	3,			
Depth/Size (ft):	152	Bedrooms:	4	Approx. Year Built	t: 1957	
Frontage (ft):	72.00	Bathrooms:	2	Age:	67	
Lot Area: (sq.ft.)	10,934.00	Full Baths:	2	Zoning:	R1A	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,217	7 49
Rear Yard Exp:	110	nui bullis.	Ū	For Tax Year:	2023	
View:	No			P.I.D.:		13-152
view:	INO			P.I.D.:	004-1	13-152
Style of Home:	Rancher/Bungalow w/	/Bsmt.	Parking:	Total: 4 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Stucco,Wood		Parking Access:			
Foundation:			Parking:	Garage; Single		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	a	
Fuel/Heating:	Forced Air,Natural Ga	6	Property Disc:	Yes	A	
Outdoor Area:	Forced Air, Natural Gas	3	Property Disc: PAD Rental:	162		
				Ne		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Wall/Wall/N	Aixed	Fixtures Rmvd:	No		
View: Mgmt. Company: Complex / Subdiv:	No					
Mgmt. Company: Complex / Subdiv:		s.Sanitarv Sewer.Storm Sewer.Wa	ter			
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	s,Sanitary Sewer,Storm Sewer,Wa		ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas LOT 12, PLAN NWP5	s,Sanitary Sewer,Storm Sewer,Wa 0526, SECTION 12, TOWNSHIP ;		ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT 12, PLAN NWP5 None	0526, SECTION 12, TOWNSHIP	23, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva	0526, SECTION 12, TOWNSHIP	23, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 12, PLAN NWP5 None	0526, SECTION 12, TOWNSHIP	23, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St	0526, SECTION 12, TOWNSHIP ate Yard,Recreation Nearby,Shopp ve/DW	23, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva	0526, SECTION 12, TOWNSHIP ate Yard,Recreation Nearby,Shopp ve/DW	23, NEW WESTMINSTER LA	ND DISTRICT		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW Realty	23, NEW WESTMINSTER LA		<b>Dimensi</b> 22'6 x 10	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW Realty Dimensions	23, NEW WESTMINSTER LAI	Туре		)'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW PRealty Dimensions 19'8 x 12'2	23, NEW WESTMINSTER LA ing Nearby Floor Bsmt	<b>Type</b> Recreation Room	22'6 x 10	)'5 2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7	23, NEW WESTMINSTER LA ing Nearby Floor Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom	22'6 x 10 10' x 11'2 13'4 x 11	0'5 2 1'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7 9'10 x 4'3	23, NEW WESTMINSTER LA ing Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom Flex Room	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11	0'5 2 1'2 1'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gass LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7 9'10 x 4'3 12'7 x 9'10	23, NEW WESTMINSTER LA ing Nearby Floor Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom	22'6 x 10 10' x 11'2 13'4 x 11	0'5 2 1'2 1'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW PRealty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7 9'10 x 4'3 12'7 x 9'10 9' x 10'3	23, NEW WESTMINSTER LA ing Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom Flex Room	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11	0'5 2 1'2 1'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gass LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7 9'10 x 4'3 12'7 x 9'10	23, NEW WESTMINSTER LA ing Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom Flex Room	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11	0'5 2 1'2 1'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW PRealty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7 9'10 x 4'3 12'7 x 9'10 9' x 10'3	23, NEW WESTMINSTER LA ing Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom Flex Room Utility	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11	0'5 2 1'2 1'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Foyer	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7 9'10 x 4'3 12'7 x 9'10 9' x 10'3 6'2 x 3'7	23, NEW WESTMINSTER LA ing Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom Flex Room Utility	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11 6'3 x 5'10	0'5 2 1'2 1'2 0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Foyer 1,019 sqft	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7 9'10 x 4'3 12'7 x 9'10 9' x 10'3 6'2 x 3'7 # Of Rooms:	23, NEW WESTMINSTER LAI ing Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 12	<b>Type</b> Recreation Room Bedroom Flex Room Utility <b>Bathroom Floor</b>	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11 6'3 x 5'10 # of Pieces	0'5 2 1'2 1'2 0 <b>Ensuite?</b>
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Foyer 1,019 sqft 0 sqft	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 x 12'2 9'5 x 10'7 9'10 x 7'7 9'10 x 4'3 12'7 x 9'10 9' x 10'3 6'2 x 3'7 # Of Rooms: # Of Kitchens:	23, NEW WESTMINSTER LAI bing Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 12 1	Type Recreation Room Bedroom Flex Room Utility Bathroom Floor Main	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11 6'3 x 5'10 <b># of Pieces</b> 4	0'5 2 1'2 1'2 0 <b>Ensuite?</b> 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 Services Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gass LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Uning Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Foyer 1,019 sqft 0 sqft 0 sqft	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW PRealty Dimensions 19'8 × 12'2 9'5 × 10'7 9'10 × 7'7 9'10 × 4'3 12'7 × 9'10 9' × 10'3 6'2 × 3'7 # Of Rooms: # Of Kitchens: # Of Levels:	23, NEW WESTMINSTER LAI bing Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 12 1 2	Type Recreation Room Bedroom Flex Room Utility Bathroom Floor Main	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11 6'3 x 5'10 <b># of Pieces</b> 4	0'5 2 1'2 1'2 0 <b>Ensuite?</b> 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 Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Foyer 1,019 sqft 0 sqft 0 sqft 996 sqft 2,015 sqft	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 × 12'2 9'5 × 10'7 9'10 × 7'7 9'10 × 4'3 12'7 × 9'10 9' × 10'3 6'2 × 3'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	23, NEW WESTMINSTER LAI	Type Recreation Room Bedroom Flex Room Utility Bathroom Floor Main	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11 6'3 x 5'10 <b># of Pieces</b> 4	0'5 2 1'2 1'2 0 <b>Ensuite?</b> 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 Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Foyer 1,019 sqft 0 sqft 0 sqft 2,015 sqft 0 sqft 0 sqft	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 × 12'2 9'5 × 10'7 9'10 × 7'7 9'10 × 4'3 12'7 × 9'10 9' × 10'3 6'2 × 3'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	23, NEW WESTMINSTER LAI	Type Recreation Room Bedroom Flex Room Utility Bathroom Floor Main	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11 6'3 x 5'10 <b># of Pieces</b> 4	0'5 2 1'2 1'2 0 <b>Ensuite?</b> 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 Main	Electricity,Natural Gas LOT 12, PLAN NWP5 None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Foyer 1,019 sqft 0 sqft 0 sqft 996 sqft 2,015 sqft	0526, SECTION 12, TOWNSHIP : ate Yard,Recreation Nearby,Shopp ve/DW P Realty Dimensions 19'8 × 12'2 9'5 × 10'7 9'10 × 7'7 9'10 × 4'3 12'7 × 9'10 9' × 10'3 6'2 × 3'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	23, NEW WESTMINSTER LAI	Type Recreation Room Bedroom Flex Room Utility Bathroom Floor Main	22'6 x 10 10' x 11'2 13'4 x 11 9'11 x 11 6'3 x 5'10 <b># of Pieces</b> 4	0'5 2 1'2 1'2 0 <b>Ensuite?</b> No

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!

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