## 23 6450 BLACKWOOD LANE CHILLIWACK

Sardis South, V2R 5Z3

Residential Attached \$729,900 (LP)

| Depth/Size (ft):  |  | Bedrooms:  | 2  | Approx. Year Bui    | ilt: 2005   | 5  |
|---|--|--|--|---------------------|---|--|
| Frontage (ft):  |  | Bathrooms:   | 3  | Age:                | 19  |  |
| ot Area:  |  | Full Baths:  | 2  | Zoning:             | R4  |  |
| Flood Plain:  | No   | Half Baths:  | 1  | Gross Taxes:        |   | 31.64  |
| Rear Yard Exp:  |  | Maint. Fee:  | 461.09   | For Tax Year:       | 2024  | 1  |
| /iew:   | No   |  |  | P.I.D.:             | 026-  | 581-426  |
| Style of Home:  | 2 Storey w/Bsmt.   |  | Parking:   | Total: 4 - Covered  | : 2   |  |
| Construction:   | Frame - Wood   |  | Covered Parking:   | 2                   |   |  |
| Exterior:   | Mixed,Stone,Wood   |  | Parking Access:  | Front               |   |  |
| oundation:  |  |  | Parking:   | Garage; Double      |   |  |
| ain Screen:   |  |  | Locker:  | No                  |   |  |
| Renovations:  | Completely   |  | Units in Dev:  | 46 - Total Units in | Strata: 46  |  |
| of Fireplaces:  | 1 - Fuel: Gas - Natural  |  | Distance to:   |                     |   |  |
| Vater Supply:   | City/Municipal   |  | Title to Land:   | Freehold Strata     |   |  |
| uel/Heating:  | Forced Air,Natural Gas   |  | Property Disc:   | Yes                 |   |  |
| Dutdoor Area:   | Fenced Yard, Patio(s)  |  | PAD Rental:  |                     |   |  |
| Type of Roof:   | Asphalt  |  | Fixtures Leased:   | No                  |   |  |
| Floor Finish:   | Tile,Vinyl/Linoleum,Carp   | pet  | Fixtures Rmvd:   | Yes                 |   |  |
| /Igmt. Company:<br>Complex / Subdiv:  | No<br>HomeLife Advantage - 6<br>THE MAPLES   |  | une Weber  |                     |   |  |
| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:   | HomeLife Advantage - 6<br>THE MAPLES<br>Community,Electricity,N<br>STRATA LOT 23, PLAN<br>THE COMMON PROPE<br>Air Cond./Central,In Sui<br>Central Location,Golf C<br>Pets Allowed w/Rest.,R  | latural Gas,Sanitary Sewer,Storm Sev<br>I BCS1586, DISTRICT LOT 338, GRC<br>ERTY IN PROPORTION TO THE UNI<br>ite Laundry<br>Course Nearby,Private Yard,Recreation<br>Rentals Allowed   | DUP 2, NEW WESTMINSTEI<br>T ENTITLEMENT OF THE S   |                     |   | AN INTEREST I                                  |
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| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):   | HomeLife Advantage - 6<br>THE MAPLES<br>Community,Electricity,N<br>STRATA LOT 23, PLAN<br>THE COMMON PROPE<br>Air Cond./Central,In Sui<br>Central Location,Golf C<br>Pets Allowed w/Rest.,R<br>RE/MAX All Points Rea<br><b>Type</b><br>Foyer<br>Living Room  | latural Gas,Sanitary Sewer,Storm Ser<br>I BCS1586, DISTRICT LOT 338, GRC<br>ERTY IN PROPORTION TO THE UNI<br>ite Laundry<br>Course Nearby,Private Yard,Recreation<br>Rentals Allowed<br>alty<br>Dimensions<br>7'8 x 5'1<br>17'9 x 11'1   | DUP 2, NEW WESTMINSTER<br>IT ENTITLEMENT OF THE S<br>In Nearby,Shopping Nearby<br>Floor  | STRATA LOT AS SHOV  | WN ON FORM V  | <b>isions</b><br>12'5                          |
| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Cloor<br>Iain  | HomeLife Advantage - 6<br>THE MAPLES<br>Community,Electricity,N<br>STRATA LOT 23, PLAN<br>THE COMMON PROPE<br>Air Cond./Central,In Sui<br>Central Location,Golf C<br>Pets Allowed w/Rest.,R<br>RE/MAX All Points Rea   | latural Gas,Sanitary Sewer,Storm Sev<br>I BCS1586, DISTRICT LOT 338, GRC<br>ERTY IN PROPORTION TO THE UNI<br>ite Laundry<br>Course Nearby,Private Yard,Recreation<br>Rentals Allowed<br>alty<br>Dimensions<br>7'8 x 5'1  | DUP 2, NEW WESTMINSTEI<br>IT ENTITLEMENT OF THE S<br>In Nearby,Shopping Nearby<br>Floor<br>Bsmt                                | STRATA LOT AS SHOW  | WN ON FORM V<br>Dimen<br>29'5 x   | <b>isions</b><br>12'5                          |
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| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Astring Broker(s):<br>Coor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main   | HomeLife Advantage - 6<br>THE MAPLES<br>Community,Electricity,N<br>STRATA LOT 23, PLAN<br>THE COMMON PROPE<br>Air Cond./Central,In Sui<br>Central Location,Golf C<br>Pets Allowed w/Rest.,R<br>RE/MAX All Points Rea<br><b>Type</b><br>Foyer<br>Living Room<br>Dining Room<br>Kitchen<br>Laundry<br>Primary Bedroom<br>Bedroom<br>723 sqft<br>960 sqft                       | latural Gas,Sanitary Sewer,Storm Sev<br>I BCS1586, DISTRICT LOT 338, GRC<br>ERTY IN PROPORTION TO THE UNI<br>ite Laundry<br>Course Nearby,Private Yard,Recreation<br>Rentals Allowed<br>alty<br>Dimensions<br>7'8 x 5'1<br>17'9 x 11'1<br>10'6 x 10'9<br>10'3 x 7'11<br>8' x 4'11<br>22'2 x 13'5<br>14'1 x 11'7<br># Of Rooms:<br># Of Kitchens:                                       | 9<br>9<br>9<br>1<br>9<br>1   | STRATA LOT AS SHOW  | WN ON FORM V<br>Dimen<br>29'5 x<br>20'7 x<br>4<br><b># of Pieces</b><br>2 | sions<br>12'5<br>4'9<br>Ensuite?<br>No         |
| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Ioor<br>Iain<br>Iain<br>Iain<br>Iain<br>Iain<br>Iain<br>Iain<br>Iain   | HomeLife Advantage - 6<br>THE MAPLES<br>Community,Electricity,N<br>STRATA LOT 23, PLAN<br>THE COMMON PROPE<br>Air Cond./Central,In Sui<br>Central Location,Golf C<br>Pets Allowed w/Rest.,R<br>RE/MAX All Points Rea<br><b>Type</b><br>Foyer<br>Living Room<br>Dining Room<br>Kitchen<br>Laundry<br>Primary Bedroom<br>Bedroom<br>723 sqft<br>960 sqft<br>0 sqft             | latural Gas,Sanitary Sewer,Storm Sev<br>I BCS1586, DISTRICT LOT 338, GRC<br>ERTY IN PROPORTION TO THE UNI<br>ite Laundry<br>Course Nearby,Private Yard,Recreation<br>Rentals Allowed<br>alty<br>Dimensions<br>7'8 x 5'1<br>17'9 x 11'1<br>10'6 x 10'9<br>10'3 x 7'11<br>8' x 4'11<br>22'2 x 13'5<br>14'1 x 11'7<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:                       | 9<br>9<br>9<br>1<br>9<br>1   | STRATA LOT AS SHOW  | WN ON FORM V<br>Dimen<br>29'5 x<br>20'7 x<br>20'7 x<br>4                  | Isions<br>12'5<br>4'9<br>Ensuite?<br>No<br>Yes |
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WOW!! This home is a \*10\*! This sunny, beautifully renovated with all NEW EVERYTHING - kitchen cabinets, SS appliances, quartz counters, vinyl plank flooring, lighting, hot water tank (2019), carpet upstairs, bathrooms - all you need to do is move in! Customized bedrooms upstairs with 2 massive bedrooms, both with ensuites and walk-in closets. Bonus rec room in the basement which could be a 3rd bedroom. Fully enclosed fenced yard, perfect for the furry family members - no size restriction! Close to all levels of schools in one of the best catchments in Chilliwack. Shopping and transit nearby. EVENING OPEN HOUSE WEDNESDAY AUG 28 @ 6-730PM - COME ON BY!

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