

Depth/Size (ft):	142	Bedrooms:	2	Approx. Year Built:	1946
Frontage (ft):	33.00	Bathrooms:	2	Age:	78
Lot Area: (sq.ft.)	4,995.00	Full Baths:	1	Zoning:	R1-C
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,510.39
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	030-703-409

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT A, PLAN EPP88475, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 14'5	Main	Foyer	3'3 x 6'6
Main	Dining Room	8'1 x 11'5			
Main	Kitchen	14'5 x 4'11			
Main	Primary Bedroom	11'8 x 11'6			
Main	Walk-In Closet	7'1 x 7'1			
Main	Bedroom	11'8 x 10'6			
Main	Laundry	10'4 x 9'5			

Finished Floor (Main):	1,053 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,053 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Unfinished			
Grand Total:	1,053 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Substantially renovated in 2019, 2 bed/2 bath rancher with 6' basement in Sardis within minutes of amenities! New roof, new vinyl siding, new windows, new driveway, newer furnace and A/C. New flooring throughout, new doors, paint and trim. Primary bedroom with walk in closet and full new suite. Updated kitchen with shaker cabinets, updated counters & backsplash. Huge driveway with space for RV. Spacious fully fenced yard. Why live in a condo/strata when you can have you own yard in heart of Sardis!