

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

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 6 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<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>	Laminate	<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 A, PLAN EPP88475, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty, Century 21 Creekside Realty

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			

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

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!