

R2420271
House/Single Family

101 6540 DOGWOOD DRIVE
Sardis
Sardis West Vedder Rd
V2R 0W7

Residential Detached
\$779,800 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2014**
 Lot Area (sq.ft.): **5,124.00** Bedrooms: **2** Age: **5**
 Flood Plain: **No** Bathrooms: **3** Zoning: **R3**
 Rear Yard Exp: Full Baths: **2** Gross Taxes: **\$3,288.03**
 Half Baths: **1** For Tax Year: **2019**
 Maint. Fee: **\$160.00** P.I.D.: **029-364-477**
 Mgmt. Co's Name: **Homelife**
 Mgmt. Co's Phone: **604-858-7368**
 View:
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double,Visitor Parking
Exterior: Fibre Cement Board,Stone	Locker: No
Foundation: Concrete Perimeter	Dist. to Transit: Dist to School Bus:
Rain Screen:	Title to Land: Freehold Strata
Renovations:	Property Disc.: Yes
# of Fireplaces: 1	PAD Rental:
Fireplace Fuel: Natural Gas	Fixtures Leased: No
Water Supply: City/Municipal	Fixtures Rmvd: No
Fuel/Heating: Forced Air	Floor Finish: Laminate,Wall/Wall/Mixed
Outdoor Area: Patio(s)	
Type of Roof: Asphalt	

Maint Fee Inc: **Gardening,Management,Snow removal**
 Legal: **STRATA LOT 8, PLAN EPS2110, DISTRICT LOT 262, GROUP 2, NEW WESTMINSTER LAND DIST**
 Amenities: **Air Cond./Central**
 Site Influences: **Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Shopping Nearby**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 17'10			x			x
Main	Kitchen	9'6 x 14'			x			x
Main	Dining Room	9'6 x 12'			x			x
Main	Den	10' x 12'			x			x
Main	Master Bedroom	11'6 x 13'6			x			x
Main	Foyer	11'4 x 6'10			x			x
Bsmt	Recreation Room	23'9 x 22'2			x			x
Bsmt	Bedroom	10'6 x 12'			x			x
Bsmt	Storage	9'8 x 23'6			x			
Bsmt	Laundry	6'9 x 6'7			x			

Finished Floor (Main):	1,330	# of Rooms: 10	# of Kitchens: 1	# of Levels: 2	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes
Finished Floor (Basement):	1,100	# of Pets: Cats: Dogs:			3	Below	3	No
Finished Floor (Total):	2,430 sq. ft.	# or % of Rentals Allowed:			4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed			5			
Grand Total:	2,430 sq. ft.	Basement: Fully Finished			6			
					7			
					8			

Listing Broker(s): **Homelife Advantage Realty Ltd. (Vedder)**

BEAUTIFUL RANCHER WITH BASEMENT IN Small GATED COMPLEX IN DOGWOOD CROSSING. One of the Nicest units you will find and one of the best locations in the Complex. 2304 sq.ft. of style, high-end finishing with 2 bedrooms + den & 2.5 bathrooms. Home features: in ground sprinkler system, fenced yard, upgraded landscaping, gas BBQ hook up. 11' ceiling in living room and rest of home INCL basement has 9' ceilings, quartz counters, phantom screen and a designer wall in den and has been recently freshly painted. Walking distance to Sardis Park, close to shopping, banking, restaurants and minutes to freeway access. 45+ age restriction, pet restrictions allow 2 cats or 2 dogs. You will love the neighborhood!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.