

R2499655
House/Single Family

6292 EDSON DRIVE
Chilliwack
Sardis West Vedder Rd
V2R 4C2

Residential Detached
\$899,000 (LP)



Depth/Size (ft.): **111.00** Frontage (ft.): **46.00** Approx. Yr Built: **2016**
 Lot Area (sq.ft.): **5,106.00** Bedrooms: **4** Age: **4**
 Flood Plain: **No** Bathrooms: **4** Zoning: **R1A**
 Rear Yard Exp: **East** Full Baths: **3** Gross Taxes: **\$3,918.08**
 Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **027-376-478**
 View: **Yes: Mountain**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 8 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Stone,Vinyl	Dist. to Transit: Dist to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata
Rain Screen:	Property Disc.: Yes
Renovations:	PAD Rental:
# of Fireplaces: 1	Fixtures Leased: No
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No
Water Supply: City/Municipal	Floor Finish: Hardwood,Tile,Wall/Wall/Mixed
Fuel/Heating: Forced Air,Natural Gas	
Outdoor Area: Fenced Yard,Sundeck(s)	
Type of Roof: Asphalt	

Legal: **LOT 1, PLAN BCP34719, DISTRICT LOT 262, GROUP 2, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	14'8 x 15'6	Above	Flex Room	11' x 8'10			x
Main	Dining Room	9'10 x 19'6	Bsmt	Recreation Room	14'11 x 20'10			x
Main	Kitchen	10' x 15'6			x			x
Main	Master Bedroom	12' x 15'6			x			x
Main	Walk-In Closet	6'6 x 6'2			x			x
Main	Den	10' x 8'			x			x
Main	Laundry	8' x 7'10			x			x
Above	Bedroom	10' x 12'6			x			x
Above	Bedroom	9'8 x 14'			x			
Above	Bedroom	10' x 14'6			x			

Finished Floor (Main): 1,267	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): 794	# of Kitchens: 1	1	Main	2	No
Finished Floor (Below): 0	# of Levels: 3	2	Main	5	Yes
Finished Floor (Basement): 494	Suite: None	3	Above	4	No
Finished Floor (Total): 2,555 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No
Unfinished Floor: 722	Beds in Bsmt.: 0 Beds not in Bsmt.: 4	5			
Grand Total: 3,277 sq. ft.	Basement: Full,Partly Finished	6			
		7			
		8			

Listing Broker(s): **HomeLife Advantage Realty Ltd**

Gorgeous 2 story home with full basement in great location on quiet street. Covered veranda sets the ambiance as you step into your ultra modern 4 year young home. The open concept offers a white upgraded kitchen with pull outs, soft closing doors, gas range, and large island with quartz counters opening onto a spacious dining rm.on 1 side and the cozy living space with gas fp on the other side and opens onto a covered deck with gas BBQ hook up and roll down shade for privacy with a beautifully landscaped back yard. Master on main with soaker tub, sep. shower and walk in closet. All closets have organizers. 3 bdrms. & flex rm. up. Finished rec room down, the balance is unfinished but roughed in for a 1 bdrm in law suit. Parking for 8. Walking dist. to Elem., Middle and Senior High.