

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1952
<b>Frontage (ft):</b>	140.00	<b>Bathrooms:</b>	1	<b>Age:</b>	72
<b>Lot Area: (sq.ft.)</b>	14,374.80	<b>Full Baths:</b>	1	<b>Zoning:</b>	R1-A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,835.51
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-026-271

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Concrete Block,Frame - Metal,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 90, PLAN NWP44936, DISTRICT LOT 337, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Storage,Workshop Detached
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 6'9	Bsmt	Other	9'2 x 10'1
Main	Living Room	14'2 x 16'10	Bsmt	Recreation Room	18'11 x 13'0
Main	Dining Room	8'11 x 11'2	Bsmt	Storage	9'10 x 6'2
Main	Kitchen	10'9 x 11'2	Bsmt	Family Room	13'5 x 16'4
Main	Primary Bedroom	11'6 x 13'5	Bsmt	Flex Room	19'5 x 9'2
Main	Bedroom	12'1 x 10'1	Bsmt	Laundry	23'4 x 11'1
Main	Bedroom	12'2 x 9'1			

<b>Finished Floor (Main):</b>	1,237 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2			
<b>Finished Floor (Bsmt):</b>	1,237 sqft	<b>Suite:</b>	Other			
<b>Finished Floor (Total):</b>	2,474 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Partly Finished,Separate Entry			
<b>Grand Total:</b>	2,474 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

\*SUBDIVISION POTENTIAL\* Welcome to 46109 STEVENSON rd. Located in the heart of Sardis, just walking distance to shopping, schools, clinics, parks & recreation. This lot has POTENTIAL to be a sweet 4-lot subdivision in Sardis Park, potentially made up of R1C or R3 zoning. Currently on the property sits a lovely 2400+sqft rancher with a basement home. Offering 3 bedrooms, 1 bathroom, large rec room, and a 26x26 detached garage/shop. The home has been well maintained by the previous owners who lived there for many years, some of the Sardis originals. This is a great opportunity. Call Today!