46075 STEVENSON ROAD CHILLIWACK

Sardis East Vedder, V2R 2G2

Residential Detached \$1,349,000 (LP)

			Sar	dis East vedder, v	2n 202			
Depth/Size	(ft):	170	Bedrooms:	6		Approx. Year Bu	Jilt: 201	4
Frontage (ft		50.00	Bathrooms:	4		Age:	10	
Lot Area: (s	-	8,451.00	Full Baths:	3		Zoning:	R1-	A
Flood Plain	•	No	Half Baths:	1		Gross Taxes:		818.48
Rear Yard E			-			For Tax Year:	202	
View:	·/F ·	Yes				P.I.D.:		9-218-357
Style of Hor	me:	2 Storey w/Bsmt.		Parl	king:	Total: 8 - Covere	d: 2	
Constructio	on:	Frame - Wood		Cov	ered Parking:	2		
Exterior:		Stone, Vinyl, Wood		Parl	king Access:	Front,Side		
Foundation	:			Parl	king:	Garage; Double,	Open, RV Parking	Avail.
Rain Screer	n:			Loc	ker:			
Renovation	s:	Other		Unit	s in Dev:			
# of Firepla	ces:	1 - Fuel: Natural Gas		Dist	ance to:			
Water Supply:		City/Municipal		Title	to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air,Natural Gas		Proj	perty Disc:	No		
Outdoor Are	ea:	Sundeck(s)		PAD	Rental:			
Type of Roc	of:	Asphalt		Fixt	ures Leased:	No		
Floor Finish	1:			Fixt	ures Rmvd:	No		
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brod	Subdiv: onnected: 	Electricity,Natural Gas,Sto LOT 1, PLAN EPP35695, Central Location,Recreati Lighthouse Realty Ltd.	DISTRICT LOT 267, G		ESTMINSTER LANE) DISTRICT		
Floor	Туре	Dimensions.	F 1	T	Dim			Dimensions
Main	Four	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main Main	Foyer	6'0 x 8'1	Main	Porch (enclosed)	16'2 x 7'4	Above	Bedroom	10'11 x 13'9
Main	Den	6'0 x 8'1 9'3 x 10'6	Main Above	Porch (enclosed) Primary Bedroom	16'2 x 7'4 13'9 x 14'10	Above Above	Bedroom Bedroom	10'11 x 13'9 12'10 x 9'5
Main Main	Den Living Roor	6'0 x 8'1 9'3 x 10'6 n 22'6 x 13'7	Main	Porch (enclosed)	16'2 x 7'4	Above Above Above	Bedroom Bedroom Bedroom	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5
Main Main Main	Den Living Roor Kitchen	6'0 x 8'1 9'3 x 10'6 n 22'6 x 13'7 10'11 x 8'8	Main Above	Porch (enclosed) Primary Bedroom	16'2 x 7'4 13'9 x 14'10	Above Above Above Bsmt	Bedroom Bedroom Bedroom Kitchen	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11
Main Main Main Main	Den Living Roor Kitchen Dining Roo	6'0 x 8'1 9'3 x 10'6 n 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0	Main Above	Porch (enclosed) Primary Bedroom	16'2 x 7'4 13'9 x 14'10	Above Above Above Bsmt Bsmt	Bedroom Bedroom Bedroom Kitchen Dining Room	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11 12'6 x 10'0
Main Main Main Main Main	Den Living Roor Kitchen Dining Roo Laundry	6'0 x 8'1 9'3 x 10'6 m 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0 8'5 x 7'0	Main Above	Porch (enclosed) Primary Bedroom	16'2 x 7'4 13'9 x 14'10	Above Above Above Bsmt	Bedroom Bedroom Bedroom Kitchen	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11
Main Main Main Main	Den Living Roor Kitchen Dining Roo	6'0 x 8'1 9'3 x 10'6 n 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0	Main Above	Porch (enclosed) Primary Bedroom	16'2 x 7'4 13'9 x 14'10	Above Above Above Bsmt Bsmt	Bedroom Bedroom Bedroom Kitchen Dining Room	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11 12'6 x 10'0
Main Main Main Main Main	Den Living Roor Kitchen Dining Roo Laundry Other	6'0 x 8'1 9'3 x 10'6 m 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0 8'5 x 7'0	Main Above	Porch (enclosed) Primary Bedroom	16'2 x 7'4 13'9 x 14'10	Above Above Above Bsmt Bsmt	Bedroom Bedroom Bedroom Kitchen Dining Room Living Room	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11 12'6 x 10'0
Main Main Main Main Main Finished Flo	Den Living Roor Kitchen Dining Roo Laundry Other	6'0 x 8'1 9'3 x 10'6 m 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0 8'5 x 7'0 20'7 x 14'4	Main Above Above	Porch (enclosed) Primary Bedroom Walk-In Closet	16'2 x 7'4 13'9 x 14'10	Above Above Bsmt Bsmt Bsmt	Bedroom Bedroom Bedroom Kitchen Dining Room Living Room	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11 12'6 x 10'0 11'11 x 15'4
Main Main Main Main Main Finished Flo Finished Flo	Den Living Roor Kitchen Dining Roo Laundry Other	6'0 x 8'1 9'3 x 10'6 m 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0 8'5 x 7'0 20'7 x 14'4	Main Above Above # Of Rooms:	Porch (enclosed) Primary Bedroom Walk-In Closet	16'2 x 7'4 13'9 x 14'10	Above Above Bsmt Bsmt Bsmt Bsmt	Bedroom Bedroom Bedroom Kitchen Dining Room Living Room	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11 12'6 x 10'0 11'11 x 15'4 Ensuite?
Main Main Main Main Main Finished Flo Finished Flo	Den Living Roor Kitchen Dining Roo Laundry Other Oor (Main): oor (Above): oor (Below):	6'0 x 8'1 9'3 x 10'6 m 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0 8'5 x 7'0 20'7 x 14'4 1,126 sqft 1,155 sqft	Main Above Above # Of Rooms: # Of Kitchens:	Primary Bedroom Walk-In Closet 18 2 3	16'2 x 7'4 13'9 x 14'10	Above Above Bsmt Bsmt Bsmt Bsmt Bathroom Floor Main	Bedroom Bedroom Bedroom Kitchen Dining Room Living Room	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11 12'6 x 10'0 11'11 x 15'4 Ensuite? No
Main Main Main Main Main Finished Flo Finished Flo Finished Flo	Den Living Roor Kitchen Dining Roo Laundry Other oor (Main): oor (Above): oor (Below): oor (Bsmt):	6'0 x 8'1 9'3 x 10'6 m 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0 8'5 x 7'0 20'7 x 14'4 1,126 sqft 1,155 sqft 0 sqft	Main Above Above # Of Rooms: # Of Kitchens: # Of Levels:	Porch (enclosed) Primary Bedroom Walk-In Closet 18 2 3 Leg:	16'2 x 7'4 13'9 x 14'10 12'8 x 5'0	Above Above Bsmt Bsmt Bsmt Bsmt Bathroom Floor Main Above	Bedroom Bedroom Bedroom Kitchen Dining Room Living Room • # of Pieces 2 5	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11 12'6 x 10'0 11'11 x 15'4 Ensuite? No Yes
Main Main Main Main Main Finished Flo Finished Flo Finished Flo	Den Living Roor Kitchen Dining Roo Laundry Other oor (Main): oor (Above): oor (Below): oor (Bsmt): oor (Total):	6'0 x 8'1 9'3 x 10'6 n 22'6 x 13'7 10'11 x 8'8 m 12'11 x 10'0 8'5 x 7'0 20'7 x 14'4 1,126 sqft 1,155 sqft 0 sqft 1,125 sqft	Main Above Above # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Porch (enclosed) Primary Bedroom Walk-In Closet 18 2 3 Leg. ight:	16'2 x 7'4 13'9 x 14'10 12'8 x 5'0	Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above	Bedroom Bedroom Bedroom Kitchen Dining Room Living Room • # of Pieces 2 5 4	10'11 x 13'9 12'10 x 9'5 13'7 x 10'5 9'1 x 14'11 12'6 x 10'0 11'11 x 15'4 Ensuite? No Yes No

LIVING LARGE on Stevenson road! Great location in East Sardis! This 3407 sq ft 2 storey with basement home sits on a 8451 sq ft lot. Large enough for the whole family plus a basement suite for extra income or in law suite with a separate entrance. Major renovations were done in the basement in 2023. On the main you have the kitchen, dining room, living area, den, laundry and 2 piece bath. Open concept with vaulted ceilings and large windows overlooking a fenced backyard and a 20x 14 sundeck. Above the main are 4 bedrooms, with a large W /I closet and 5-piece ensuite with a 6' soaker tub in the primary bedroom. Lots of room to build a shop plus parking for 8 and room for the RV. Close to shopping, restaurants, all amenities, parks, and schools. Call today!

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