12 45900 SOUTH SUMAS ROAD CHILLIWACK

Sardis South, V2R 0S9

Residential Detached
\$859,900 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built	: 2018	8
Frontage (ft):		Bathrooms:	2	Age:	6	
_ot Area: (sq.ft.)	4,069.00	Full Baths:	2	Zoning:	RSV	/3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.0	00
Rear Yard Exp:		Maint. Fee:	180.00	For Tax Year:	2023	3
View:	Yes			P.I.D.:	903-	-025-127
Style of Home:	Rancher/Bungalow w/	Bsmt.	Parking:	Total: 4 - Covered:	2	
Construction:	Frame - Wood	20	Covered Parking:	2	_	
Exterior:	Mixed,Vinyl		Parking Access:	-		
Foundation:	····· ····		Parking:	Garage; Double, Vis	sitor Parking	
Rain Screen:			Locker:		liter i artirig	
Renovations:			Units in Dev:			
# of Fireplaces:			Distance to:			
Vater Supply:	City/Municipal		Title to Land:	First Nations Lease	1	
Fuel/Heating:	Forced Air,Natural Ga	s	Property Disc:	Yes		
Outdoor Area:	Patio(s)	<u> </u>	PAD Rental:	100		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
Mgmt. Company:	Yes : MOUNTAINS Jaclyn Tompson - 604	-858-7368				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthV	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow	urse Nearby,Recreation Nearl			
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1	rrse Nearby,Recreation Near idow Coverings ed Floor Main Bsmt	by,Shopping Nearby Type Walk-In Closet Storage	8'9 x 4 14'3 x	'11 12'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2	rrse Nearby,Recreation Near adow Coverings ed Floor Main Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other	8'9 x 4 14'3 x 10'10 x	l'11 12'8 x 12'8
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthV Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5	rrse Nearby,Recreation Near adow Coverings ed Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room	8'9 x 4 14'3 x 10'10 x 10'6 x 27'1 x	l'11 12'8 x 12'8 23'9 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthV Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7	rrse Nearby,Recreation Near adow Coverings ed Floor Main Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room	8'9 x 4 14'3 x 10'10 x 10'6 x	l'11 12'8 x 12'8 23'9 12'11
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Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): loor lain lain lain lain lain	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthV Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7	rrse Nearby,Recreation Near adow Coverings ed Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room	8'9 x 4 14'3 x 10'10 x 10'6 x 27'1 x	l'11 12'8 x 12'8 23'9 12'11
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Loor Iain Iain Iain Iain Iain Iain Iain	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5	rrse Nearby,Recreation Near adow Coverings ed Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room	8'9 x 4 14'3 x 10'10 x 10'6 x 27'1 x 22'11 x	l'11 12'8 x 12'8 23'9 12'11 x 13'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom 1,553 sqft	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 o House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5 # Of Rooms:	rrse Nearby,Recreation Near adow Coverings ed Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room Bathroom Floor	8'9 x 4 14'3 x 10'10 ; 10'6 x 27'1 x 22'11 ; # of Pieces	l'11 12'8 x 12'8 23'9 12'11 x 13'3 Ensuite?
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthV Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom 1,553 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 b House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5 # Of Rooms: # Of Kitchens: # Of Levels:	Irse Nearby,Recreation Near Indow Coverings ed Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room	8'9 x 4 14'3 x 10'10 ; 10'6 x 27'1 x 22'11 ; # of Pieces 4	l'11 12'8 x 12'8 23'9 12'11 x 13'3 Ensuite? No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Jaclyn Tompson - 604 Evergreens at Ensley Electricity,Natural Gas LOT 259-176 CLSR 1 Air Cond./Central,Clut Adult Oriented,Centra Air Conditioning,ClthV Age Restrictions,Pets Pathway Executives F Type Foyer Bedroom Kitchen Pantry Dining Room Living Room Primary Bedroom 1,553 sqft 0 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Water 06186 TZEACHTEN IR #13 b House,Exercise Centre,Guest Sui I Location,Gated Complex,Golf Cou Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Allowed w/Rest.,Rentals Not Allow Realty Inc. Dimensions 5'2 x 7'0 9'11 x 12'1 8'2 x 14'2 3'11 x 6'0 15'5 x 15'5 15'5 x 10'7 12'7 x 13'5 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	rrse Nearby,Recreation Near adow Coverings ed Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2 Partly Finished	by,Shopping Nearby Type Walk-In Closet Storage Other Flex Room Flex Room Hobby Room	8'9 x 4 14'3 x 10'10 ; 10'6 x 27'1 x 22'11 ; # of Pieces 4	l'11 12'8 x 12'8 23'9 12'11 x 13'3 Ensuite? No

The Evergreens at Ensley is a fantastic gated community in the heart of Sardis. This home offers 3000+sqft which currently has 2 bdrms & 2 bdrms. However, the 1500+sqft bsmt could have a 3rd bthrms, which is roughed in! White cabinetry, quality S/S appliances w/gas range & built-in microwave, tile backsplash are just some of the features that accent this open-concept island kitchen. The main living area offers a tall vaulted ceiling, & a wall of windows to capture the natural daylight from south facing rear yard. The development offers great amenities like, a games & billiards room, library, exercise centre, large indoor & outdoor gathering areas with a kitchen & bbq's. All of this located close to shopping, clinics, restaurants, & unbelievable outdoor recreation Chilliwack offers!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.