

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	2	Age:	6
Lot Area: (sq.ft.)	4,069.00	Full Baths:	2	Zoning:	RSV3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	180.00	For Tax Year:	2023
View:	Yes			P.I.D.:	903-025-127

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	Jaclyn Tompson - 604-858-7368
Complex / Subdiv:	Evergreens at Ensley
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 259-176 CLSR 106186 TZEACHTEN IR #13
Amenities:	Air Cond./Central,Club House,Exercise Centre,Guest Suite,In Suite Laundry,Recreation Center
Site Influences:	Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 7'0	Main	Walk-In Closet	8'9 x 4'11
Main	Bedroom	9'11 x 12'1	Bsmt	Storage	14'3 x 12'8
Main	Kitchen	8'2 x 14'2	Bsmt	Other	10'10 x 12'8
Main	Pantry	3'11 x 6'0	Bsmt	Flex Room	10'6 x 23'9
Main	Dining Room	15'5 x 15'5	Bsmt	Flex Room	27'1 x 12'11
Main	Living Room	15'5 x 10'7	Bsmt	Hobby Room	22'11 x 13'3
Main	Primary Bedroom	12'7 x 13'5			

Finished Floor (Main):	1,553 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,553 sqft	Basement:	Partly Finished			
Unfinished Floor:	1,530 sqft	# or % of Rentals Allowed:				
Grand Total:	3,083 sqft	# Of Pets:				

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 bthrms. 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!