

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	3	Age:	6
Lot Area: (sq.ft.)	5,468.00	Full Baths:	3	Zoning:	R2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,625.00
Rear Yard Exp:		Maint. Fee:	204.00	For Tax Year:	2023
View:				P.I.D.:	903-024-851

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	
Mgmt. Company:	HOMELIFE ADVANTAGE - 604-859-3141
Complex / Subdiv:	ELYSIAN VILLAGE
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 128 PLAN CLSR 106343 08049 SKOWKALE NO. 10
Amenities:	Air Cond./Central,Swirlpool/Hot Tub
Site Influences:	Central Location,Gated Complex,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Pantry,Security System,Vacuum - Built In
Bylaw Restric:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 9'1	Main	Other	10' x 8'5
Main	Dining Room	12' x 10'	Bsmt	Family Room	25'1 x 22'10
Main	Great Room	16'7 x 10'1	Bsmt	Bedroom	11'2 x 12'2
Main	Primary Bedroom	12'3 x 11'10	Bsmt	Storage	22' x 8'9
Main	Bedroom	9'10 x 9'11	Bsmt	Utility	7'2 x 10'2
Main	Laundry	8' x 12'2	Bsmt	Other	8'9 x 6'2
Main	Walk-In Closet	4'10 x 4'11			

Finished Floor (Main):	1,280 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	1,280 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	2,560 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,560 sqft	# Of Pets:				

Step in to this beautiful 6 year young home with all the upgrades you could want! 2500 sq ft of living. 3 bed, (room to add another in the basement) 3 full bath rancher with fully finished basement. Perfect for an in-law suite. Large 5,400 sq ft lot. Enjoy the outdoors on your back deck or in your fenced large yard complete with hot tub and gazebo. Hot water on demand, Central Air conditioning, Under cabinet lighting, wine fridge, Laminate throughout, Chefs kitchen with large pantry. Gas Bbq outlet on patio, 2 car oversized garage with additional 3 car driveway parking. Plenty of storage! Original owner who added all the extras! Enjoy this beautiful peaceful gated community in a quiet area of Sardis. Call for your appointment today. Assumable \$200,000 Mortgage (2 years) @ 2.89%