## 80 7600 CHILLIWACK RIVER ROAD CHILLIWACK

Sardis East Vedder, V2R 3Z6

Residential Detached \$699,900 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 2008	8
Frontage (ft):	59.00	Bathrooms:	2	Age:	16	
Lot Area: (sq.ft.)	4,500.00	Full Baths:	2	Zoning:	RSV	/3
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$0.0	0
Rear Yard Exp:		Maint. Fee:	287.90	For Tax Year:	2023	3
View:	Yes			P.I.D.:	902-	-523-708
Style of Home:	1 Storey, Rancher/Bung	galow	Parking:	Total: 4 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage; Double,C	pen	
Rain Screen:			Locker:	-		
Renovations:			Units in Dev:			
# of Fireplaces:	0 - Fuel:		Distance to:			
Water Supply:	City/Municipal		Title to Land:	First Nations Leas	e	
Fuel/Heating:	Geothermal		Property Disc:	Yes	-	
Outdoor Area:	Fenced Yard,Sundeck(	(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
_				-		
View:	Yes : Mountains					
View: Mgmt. Company:	Yes : Mountains					
	Yes : Mountains CLOVER CREEK					
Mgmt. Company:		wer,Water				
Mgmt. Company: Complex / Subdiv:	CLOVER CREEK					
Mgmt. Company: Complex / Subdiv: Services Connected:	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club	6 SKOWKALE IR #10	etting,Recreation Nearby,Shopp	ping Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central	6 SKOWKALE IR #10 9 House,In Suite Laundry				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central	6 SKOWKALE IR #10 o House,In Suite Laundry I Location,Gated Complex,Private S				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wind				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest.	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wind				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest.	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wind			Dimen	Isions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Win Realty Inc.	dow Coverings,Garage Door Op	pener	<b>Dimer</b> 5'2 x 9	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Win tealty Inc. Dimensions	dow Coverings,Garage Door Op	Dener Type		'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re <b>Type</b> Foyer	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Win tealty Inc. Dimensions 7'4 x 8'10	dow Coverings,Garage Door Op Floor Main	Type Walk-In Closet	5'2 x 9	'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re <b>Type</b> Foyer Bedroom	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Win Realty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6	dow Coverings,Garage Door Op Floor Main	Type Walk-In Closet	5'2 x 9	'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re <b>Type</b> Foyer Bedroom Den	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wind tealty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10	dow Coverings,Garage Door Op Floor Main	Type Walk-In Closet	5'2 x 9	'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re <b>Type</b> Foyer Bedroom Den Living Room	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wind tealty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2	dow Coverings,Garage Door Op Floor Main	Type Walk-In Closet	5'2 x 9	'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Win Realty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2 11'0 x 9'0	dow Coverings,Garage Door Op Floor Main	Type Walk-In Closet	5'2 x 9	'1
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	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room Kitchen Primary Bedroom	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wine tealty Inc. <b>Dimensions</b> 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2 11'0 x 9'0 9'10 x 12'9 13'5 x 12'9	dow Coverings,Garage Door Op Floor Main Main	<b>Type</b> Walk-In Closet Laundry	5'2 x 9 6'4 x 1	'1 4'8
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	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room Kitchen Primary Bedroom 1,571 sqft	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wine tealty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2 11'0 x 9'0 9'10 x 12'9 13'5 x 12'9 # Of Rooms:	dow Coverings,Garage Door Op Floor Main Main 9	Dener Type Walk-In Closet Laundry Bathroom Floor	5'2 x 9 6'4 x 1 <b># of Pieces</b>	'1 4'8 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Above):	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room Kitchen Primary Bedroom	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wind Realty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2 11'0 x 9'0 9'10 x 12'9 13'5 x 12'9 # Of Rooms: # Of Kitchens:	dow Coverings,Garage Door Op Floor Main Main 9 1	Deener Type Walk-In Closet Laundry Bathroom Floor Main	5'2 x 9 6'4 x 1 <b># of Pieces</b> 4	'1 4'8 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below):	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room Kitchen Primary Bedroom	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wine Realty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2 11'0 x 9'0 9'10 x 12'9 13'5 x 12'9 # Of Rooms: # Of Kitchens: # Of Levels:	dow Coverings,Garage Door Op Floor Main Main 9 1 1	Dener Type Walk-In Closet Laundry Bathroom Floor	5'2 x 9 6'4 x 1 <b># of Pieces</b>	'1 4'8 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room Kitchen Primary Bedroom 1,571 sqft 0 sqft 0 sqft 0 sqft	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wine Realty Inc. Dimensions 7'4 × 8'10 11'11 × 14'6 10'3 × 10'10 17'5 × 17'2 11'0 × 9'0 9'10 × 12'9 13'5 × 12'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	dow Coverings,Garage Door Op Floor Main Main 9 1	Deener Type Walk-In Closet Laundry Bathroom Floor Main	5'2 x 9 6'4 x 1 <b># of Pieces</b> 4	'1 4'8 <b>Ensuite?</b> No
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	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room Dining Room Kitchen Primary Bedroom 1,571 sqft 0 sqft 0 sqft 0 sqft 1,571 sqft	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wine tealty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2 11'0 x 9'0 9'10 x 12'9 13'5 x 12'9 13'5 x 12'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	dow Coverings,Garage Door Op Floor Main Main 9 1 1 None	Deener Type Walk-In Closet Laundry Bathroom Floor Main	5'2 x 9 6'4 x 1 <b># of Pieces</b> 4	'1 4'8 <b>Ensuite?</b> No
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	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room Mitchen Primary Bedroom 1,571 sqft 0 sqft 0 sqft 0 sqft 1,571 sqft 0 sqft 0 sqft 1,571 sqft 0 sqft	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wine tealty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2 11'0 x 9'0 9'10 x 12'9 13'5 x 12'9 13'5 x 12'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	dow Coverings,Garage Door Op Floor Main Main 9 1 1 1 None Crawl	Deener Type Walk-In Closet Laundry Bathroom Floor Main	5'2 x 9 6'4 x 1 <b># of Pieces</b> 4	'1 4'8 <b>Ensuite?</b> No
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	CLOVER CREEK Electricity,Sanitary Sev LOT 2-69 CLSR 93596 Air Cond./Central,Club Adult Oriented,Central Air Conditioning,ClthW Pets Allowed w/Rest. Pathway Executives Re Type Foyer Bedroom Den Living Room Dining Room Dining Room Kitchen Primary Bedroom 1,571 sqft 0 sqft 0 sqft 0 sqft 1,571 sqft	6 SKOWKALE IR #10 b House,In Suite Laundry I Location,Gated Complex,Private S Vsh/Dryr/Frdg/Stve/DW,Drapes/Wine tealty Inc. Dimensions 7'4 x 8'10 11'11 x 14'6 10'3 x 10'10 17'5 x 17'2 11'0 x 9'0 9'10 x 12'9 13'5 x 12'9 13'5 x 12'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	dow Coverings,Garage Door Op Floor Main Main 9 1 1 None	Deener Type Walk-In Closet Laundry Bathroom Floor Main	5'2 x 9 6'4 x 1 <b># of Pieces</b> 4	'1 4'8 <b>Ensuite?</b> No

Welcome to Clover Creek, a sought-after 45+ gated community in the heart of Sardis. You will fall in love with this 1570+sqft 2-bed + large den/office which offers french doors, 2bath rancher boasting a large island kitchen built for chef, featuring a high-end stainless steel appliance package w/warming drawer, maple shaker cabinetry w/lots of storage, stone backsplash, large laundry room, a master suite with walk-in closet and glass door walk-in shower w/ bench, a great open concept design for entertaining which flows out to your large semi covered concrete deck and fully fenced yard! This unit offers tons of storage as it sits on a generous-sized crawlspace. All this is situated just mins from the highway exit and all facets of shopping & recreation. Call today for your private viewing!



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.