103 45757 WATSON ROAD CHILLIWACK

Sardis South, V2R 2H1

Residential Attached
\$519,000 (LP)

				1		
Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil		2
Frontage (ft):		Bathrooms:	2	Age:	2	
Lot Area:		Full Baths:	2	Zoning:	CD1	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.0	
Rear Yard Exp:	N.	Maint. Fee:	366.53	For Tax Year:	2023	
View:	Yes			P.I.D.:	903-	-031-503
Style of Home:	Corner Unit, Ground Le	evel Unit	Parking:	Total: 1 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Fibre Cement Board,Metal		Parking Access:			
oundation:			Parking:	Garage; Undergro	ound	
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Electric		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	First Nations Lease		
Fuel/Heating:	Baseboard,Electric,He	eat Pump	Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	Yes		
Mgmt. Company: Complex / Subdiv:	Yes : Mountains Homelife Advantage Skynest Electricity,Natural Gas	s,Sanitary Sewer,Storm Sewer,W	ater			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 3 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW	l Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed	#13 opping Nearby			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 3 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck)	#13 opping Nearby d,Smoking Restrictions	Turno	Dimos	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 38 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions	#13 opping Nearby	Туре	Dimen	isions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 33 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8	#13 opping Nearby d,Smoking Restrictions	Туре	Dimen	nsions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 33 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8	#13 opping Nearby d,Smoking Restrictions	Туре	Dimen	nsions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 3 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8	#13 opping Nearby d,Smoking Restrictions	Туре	Dimen	nsions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 3 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room Den	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8 7'1 x 11'	#13 opping Nearby d,Smoking Restrictions	Туре	Dimen	Isions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 3 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room Den Primary Bedroom	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8 7'1 x 11' 11' x 10'6	#13 opping Nearby d,Smoking Restrictions	Туре	Dimen	Isions
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 3 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room Den	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8 7'1 x 11'	#13 opping Nearby d,Smoking Restrictions	Туре	Dimen	Isions
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Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 3 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room Den Primary Bedroom Bedroom	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8 7'1 x 11' 11' x 10'6 9'6 x 11'6	#13 opping Nearby d,Smoking Restrictions Floor			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 33 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room Den Primary Bedroom Bedroom 1,304 sqft	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8 7'1 x 11' 11' x 10'6 9'6 x 11'6 # Of Rooms:	#13 opping Nearby d,Smoking Restrictions Floor 6	Bathroom Floor	# of Pieces	Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 33 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room Den Primary Bedroom Bedroom	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8 7'1 x 11' 11' x 10'6 9'6 x 11'6 # Of Rooms: # Of Kitchens:	#13 opping Nearby d,Smoking Restrictions Floor 6 1	Bathroom Floor Main	# of Pieces 4	Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 33 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room Den Primary Bedroom Bedroom 1,304 sqft 0 sqft 0 sqft	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8 7'1 x 11' 11' x 10'6 9'6 x 11'6 # Of Rooms: # Of Kitchens: # Of Levels:	#13 opping Nearby d,Smoking Restrictions Floor 6 1	Bathroom Floor Main	# of Pieces 4	Ensuite? Yes
View: 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 Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Homelife Advantage Skynest Electricity,Natural Gas LOT 3 WITHIN LOT 33 Club House,Guest Su Adult Oriented,Centra Air Conditioning,ClthW Age Restrictions,Pets Century 21 Creekside Type Kitchen Living Room Dining Room Den Primary Bedroom Bedroom 1,304 sqft 0 sqft 0 sqft 0 sqft	50 CLSR 11018 TZEACHTEN IR ite,Storage I Location,Recreation Nearby,Sh Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowed Realty (Luckakuck) Dimensions 15' x 10'8 15'4 x 13'8 13'7 x 10'8 7'1 x 11' 11' x 10'6 9'6 x 11'6 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	#13 opping Nearby d,Smoking Restrictions Floor 6 1 1 1 None	Bathroom Floor Main	# of Pieces 4	Ensuite? Yes

Welcome to The Skynest! Luxury living in this 45+ building, walking distance to shopping, restaurants, Vedder River & all that Garrison Crossing has to offer. This gorgeous 2 bed/2 bath + den condo offers over 1300 sqft of space with the retiree lifestyle in mind. High end finishings, heated bathroom floors, spacious open concept design, large covered patio that you can enjoy year round, & secure parking with storage. Clubhouse with roof top patio, outdoor kitchen, fire tables and guest suites.

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