45960 STEVENSON ROAD CHILLIWACK

Sardis South, V2R 2E8

Residential Detached \$959,000 (LP)

		Sardis				
Depth/Size (ft):	130	Bedrooms:	5	Approx. Year Bui	ilt: 1975	5
Frontage (ft):	70.00	Bathrooms:	3	Age:	49	
Lot Area: (sq.ft.)	9,148.00	Full Baths:	3	Zoning:	R1-4	4
Flood Plain:	No	Half Baths:	0	Gross Taxes:		62.10
Rear Yard Exp:				For Tax Year:	2023	
View:	No			P.I.D.:		- 193-170
Style of Home:	Split Entry		Parking:	Total: 0 - Covered	l: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Aluminum,Stone		Parking Access:	Front		
Foundation:			Parking:	Carport; Single		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStra	ita	
Fuel/Heating:	Forced Air,Natural Gas	S	Property Disc:	No		
Outdoor Area:	Balcony(s),Fenced Ya		PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Laminate,Wall/Wall/Mi	ixed	Fixtures Rmvd:	No		
	N					
View:	No					
Mgmt. Company:	No					
Mgmt. Company: Complex / Subdiv:						
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	s,Sanitary Sewer,Storm Sewer,Wa				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas LOT 339, PLAN NWP	s,Sanitary Sewer,Storm Sewer,Wa 47785, DISTRICT LOT 267, GROI		AND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT 339, PLAN NWP None	47785, DISTRICT LOT 267, GROU		AND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT 339, PLAN NWP None Central Location,Priva	47785, DISTRICT LOT 267, GROU		AND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 339, PLAN NWP None	47785, DISTRICT LOT 267, GROU		AND DISTRICT		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 339, PLAN NWP None Central Location,Priva	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW		AND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 339, PLAN NWP None Central Location,Priva ClthWsh/Dryr/Frdg/St	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW		AND DISTRICT	Dimen	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 339, PLAN NWP None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW	JP 2, NEW WESTMINSTER LA		Dimen 22'6 x	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW Realty Dimensions	JP 2, NEW WESTMINSTER LA	Туре		11'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW P Realty Dimensions 12'9 x 11'5 18'4 x 8'5	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt	Type Kitchen Bedroom	22'6 x 15'6 x	11'2 12'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW Realty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom	22'6 x 15'6 x 13'2 x	11'2 12'1 11'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW P Realty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt	Type Kitchen Bedroom	22'6 x 15'6 x	11'2 12'1 11'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW Realty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3 13'4 x 9'11	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom	22'6 x 15'6 x 13'2 x	11'2 12'1 11'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 339, PLAN NWPA None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW PRealty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3 13'4 x 9'11 10' x 14'9	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom	22'6 x 15'6 x 13'2 x	11'2 12'1 11'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW Realty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3 13'4 x 9'11	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom	22'6 x 15'6 x 13'2 x	11'2 12'1 11'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Bsmt Finished Floor (Main):	Electricity,Natural Gass LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Living Room	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW P Realty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3 13'4 x 9'11 10' x 14'9 17''8 x 12'1 # Of Rooms:	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom Storage Bathroom Floor	22'6 x 15'6 x 13'2 x 15'2 x	11'2 12'1 11' 8'7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Bamt Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Living Room	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW PRealty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3 13'4 x 9'11 10' x 14'9 17''8 x 12'1 # Of Rooms: # Of Kitchens:	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt Bsmt 11 2	Type Kitchen Bedroom Bedroom Storage Bathroom Floor Main	22'6 x 15'6 x 13'2 x 15'2 x	11'2 12'1 8'7 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Bsmt Finished Floor (Main):	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Living Room	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW P Realty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3 13'4 x 9'11 10' x 14'9 17''8 x 12'1 # Of Rooms:	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom Storage Bathroom Floor	22'6 x 15'6 x 13'2 x 15'2 x # of Pieces	11'2 12'1 11' 8'7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Bamt Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Living Room	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW PRealty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3 13'4 x 9'11 10' x 14'9 17''8 x 12'1 # Of Rooms: # Of Kitchens:	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt Bsmt 11 2	Type Kitchen Bedroom Bedroom Storage Bathroom Floor Main	22'6 x 15'6 x 13'2 x 15'2 x # of Pieces 4	11'2 12'1 8'7 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Bsmt Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gass LOT 339, PLAN NWP- None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Living Room	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW Realty Dimensions 12'9 x 11'5 18'4 x 8'5 17'11 x 9'8 15'2 x 16'3 13'4 x 9'11 10' x 14'9 17''8 x 12'1 # Of Rooms: # Of Kitchens: # Of Levels:	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt Bsmt 11 2 2	Type Kitchen Bedroom Bedroom Storage Bathroom Floor Main Main	22'6 x 15'6 x 13'2 x 15'2 x # of Pieces 4 4	11'2 12'1 11' 8'7 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Semt Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gass LOT 339, PLAN NWPA None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Living Room 1,202 sqft 0 sqft 0 sqft 1,501 sqft	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW Realty Dimensions 12'9 × 11'5 18'4 × 8'5 17'11 × 9'8 15'2 × 16'3 13'4 × 9'11 10' × 14'9 17''8 × 12'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt Bsmt 11 2 2	Type Kitchen Bedroom Bedroom Storage Bathroom Floor Main Main	22'6 x 15'6 x 13'2 x 15'2 x # of Pieces 4 4	11'2 12'1 11' 8'7 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Semt Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Electricity,Natural Gas LOT 339, PLAN NWPA None Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Living Room 1,202 sqft 0 sqft 0 sqft 1,501 sqft 2,703 sqft	47785, DISTRICT LOT 267, GROU ate Setting,Private Yard ve/DW Realty Dimensions 12'9 × 11'5 18'4 × 8'5 17'11 × 9'8 15'2 × 16'3 13'4 × 9'11 10' × 14'9 17''8 × 12'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	JP 2, NEW WESTMINSTER LA Floor Bsmt Bsmt Bsmt Bsmt Bsmt 11 2 2 Unauthorized Suite	Type Kitchen Bedroom Bedroom Storage Bathroom Floor Main Main	22'6 x 15'6 x 13'2 x 15'2 x # of Pieces 4 4	11'2 12'1 11' 8'7 Ensuite? No Yes

Wonderful 5bed/3bath home in beautiful Sardis Park! A large 2700+ Square foot home on a 9100+ square foot lot (.21 acre). Upstairs offers a generous sized open concept living area with updated kitchen and flooring. 3 bedrooms including primary bedroom with full ensuite! Downstairs offers 2 more bedrooms and a kitchenette with separate entrance. All this on a spacious private fenced lot with mature trees for total privacy. Central location, walking distance to shopping, groceries and Sardis Park! Call today to book your private showing!

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