

Depth/Size (ft):	117	Bedrooms:	3	Approx. Year Built:	1949
Frontage (ft):	65.00	Bathrooms:	2	Age:	75
Lot Area: (sq.ft.)	7,731.98	Full Baths:	2	Zoning:	R1-A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,884.68
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	007-505-639

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Aluminum,Wood	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 15, PLAN NWP29609, DISTRICT LOT 266, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Workshop Detached
Site Influences:	Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'4 x 9'5			
Main	Dining Room	8'2 x 10'4			
Main	Living Room	11' x 10'4			
Above	Primary Bedroom	17'2 x 13'5			
Above	Bedroom	8'2 x 9'7			
Above	Bedroom	8'5 x 11'6			
Below	Recreation Room	26'2 x 15'6			

Finished Floor (Main):	583 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	583 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,701 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,701 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Nestled in tranquil Sardis, this renovated 3-level split home offers 3 beds, 2 baths, and modern yet classic updates. Enjoy wide plank hardwood floors, a new kitchen with butcher block countertops, and renovated bathrooms. Benefit from on-demand hot water, a new roof, and updated windows. Outside, a private fenced yard and detached 2-car garage await. Ample parking and room for an RV. Close to Sardis Elementary. Don't miss this charming retreat.