7550 MELVILLE STREET CHILLIWACK

Sardis East Vedder, V2R 1L7

Depth/Size (ft):	117	Bedrooms:	3	Approx. Year Buil	l t: 1949		
Frontage (ft):	65.00	Bathrooms:	2	Age:	75		
Lot Area: (sq.ft.)	7,731.98	Full Baths:	2	Zoning:	R1-A	L .	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,88	34.68	
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/Ca	rport		
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/Linole	eum	Fixtures Rmvd:	No			
View:	No						
	No						
Mgmt. Company:	No						
		s.Septic.Water					
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	•	2. NEW WESTMINSTER LA	ND DISTRICT			
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Gas LOT 15, PLAN NWP2	s,Septic,Water 9609, DISTRICT LOT 266, GROUF	2, NEW WESTMINSTER LA	ND DISTRICT			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT 15, PLAN NWP2 Workshop Detached	9609, DISTRICT LOT 266, GROUF		ND DISTRICT			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT 15, PLAN NWP2 Workshop Detached Private Setting,Private	9609, DISTRICT LOT 266, GROUF 9 Yard, Recreation Nearby, Shopping		ND DISTRICT			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 15, PLAN NWP2 Workshop Detached	9609, DISTRICT LOT 266, GROUF 9 Yard, Recreation Nearby, Shopping		ND DISTRICT			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 15, PLAN NWP2 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St	9609, DISTRICT LOT 266, GROUF 9 Yard,Recreation Nearby,Shopping ve/DW		ND DISTRICT			
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 15, PLAN NWP2 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co	9609, DISTRICT LOT 266, GROUF 9 Yard,Recreation Nearby,Shopping ve/DW oast Realty (Abbotsford)	ı Nearby		Dimens	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 15, PLAN NWP2 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co	9609, DISTRICT LOT 266, GROUF 9 Yard,Recreation Nearby,Shopping ve/DW oast Realty (Abbotsford) Dimensions	ı Nearby		Dimen	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 15, PLAN NWP29 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Type Kitchen	9609, DISTRICT LOT 266, GROUF 9 Yard,Recreation Nearby,Shopping ve/DW oast Realty (Abbotsford) Dimensions 10'4 x 9'5	ı Nearby		Dimen	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 15, PLAN NWP29 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Type Kitchen Dining Room	9609, DISTRICT LOT 266, GROUF e Yard,Recreation Nearby,Shopping ve/DW oast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4	ı Nearby		Dimen	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 15, PLAN NWP29 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Type Kitchen Dining Room Living Room	9609, DISTRICT LOT 266, GROUF 9 Yard,Recreation Nearby,Shopping ve/DW oast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4 11' x 10'4	ı Nearby		Dimens	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above	Electricity,Natural Gas LOT 15, PLAN NWP2 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Type Kitchen Dining Room Living Room Primary Bedroom	9609, DISTRICT LOT 266, GROUF 9 Yard, Recreation Nearby, Shopping ve/DW oast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4 11' x 10'4 17'2 x 13'5	ı Nearby		Dimen	sions	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Above Below	Electricity,Natural Gas LOT 15, PLAN NWP29 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Recreation Room	9609, DISTRICT LOT 266, GROUP 9 Yard,Recreation Nearby,Shopping ve/DW oast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4 11' x 10'4 17'2 x 13'5 8'2 x 9'7 8'5 x 11'6 26'2 x 15'6	Nearby	Туре			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Below Finished Floor (Main):	Electricity,Natural Gass LOT 15, PLAN NWP29 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Recreation Room	9609, DISTRICT LOT 266, GROUF 9 Yard,Recreation Nearby,Shopping ve/DW oast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4 11' x 10'4 17'2 x 13'5 8'2 x 9'7 8'5 x 11'6 26'2 x 15'6 # Of Rooms:	7	Type Bathroom Floor	# of Pieces	Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Above Above Above Below Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gass LOT 15, PLAN NWP29 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Recreation Room	9609, DISTRICT LOT 266, GROUP 9 Yard, Recreation Nearby, Shopping ve/DW 0 ast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4 11' x 10'4 17'2 x 13'5 8'2 x 9'7 8'5 x 11'6 26'2 x 15'6 # Of Rooms: # Of Kitchens:	Ploor Floor 7 1	Type Bathroom Floor Main	# of Pieces 4	Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Above Above Above Above Below Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gass LOT 15, PLAN NWP29 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Sutton Group-West Co Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	9609, DISTRICT LOT 266, GROUP 9 Yard,Recreation Nearby,Shopping ve/DW 0 oast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4 11' x 10'4 17'2 x 13'5 8'2 x 9'7 8'5 x 11'6 26'2 x 15'6 # Of Rooms: # Of Kitchens: # Of Levels:	Pinearby	Type Bathroom Floor Main	# of Pieces 4	Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Above Below Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gass LOT 15, PLAN NWP29 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Sutton Group-West Co Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	9609, DISTRICT LOT 266, GROUF 9 Yard,Recreation Nearby,Shopping ve/DW 0 ast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4 11' x 10'4 17'2 x 13'5 8'2 x 9'7 8'5 x 11'6 26'2 x 15'6 # Of Rooms: # Of Levels: Suite:	Pinearby	Type Bathroom Floor Main	# of Pieces 4	Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Above Below Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Electricity,Natural Gas LOT 15, PLAN NWP2 Workshop Detached Private Setting,Private ClthWsh/Dryr/Frdg/St Sutton Group-West Co Sutton Group-West Co Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Bedroom Bedroom S83 sqft 583 sqft 583 sqft 0 sqft 0 sqft 1,701 sqft	9609, DISTRICT LOT 266, GROUF 9 Yard, Recreation Nearby, Shopping ve/DW oast Realty (Abbotsford) Dimensions 10'4 x 9'5 8'2 x 10'4 11' x 10'4 17'2 x 13'5 8'2 x 9'7 8'5 x 11'6 26'2 x 15'6 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	I Nearby Floor 7 1 3 None	Type Bathroom Floor Main	# of Pieces 4	Ensuite? No	

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.

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