6544 LAVENDER PLACE CHILLIWACK

Sardis South, V2R 0H5

Depth/Size (ft):	95	Bedrooms:	4	Approx. Year Buil	lt: 2011	
ontage (ft):	47.40	Bathrooms:	4	Age:	13	
ot Area: (sq.ft.)	4,499.00	Full Baths:	3	Zoning:	CD-	14
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,4	06.70
ear Yard Exp:				For Tax Year:	2023	3
/iew:	Yes			P.I.D.:	027-	017-753
tyle of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Stone, Vinyl		Parking Access:			
oundation:			Parking:	Add. Parking Avail	.,Garage; Double	9
ain Screen:			Locker:	0		
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air		Property Disc:	No		
utdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	. ioprian		Fixtures Rmvd:	No		
/iew: Mgmt. Company:	Yes : Mountains					
-	Yes : Mountains					
Mgmt. Company:		er. Water				
Agmt. Company: Complex / Subdiv: Services Connected:	Electricity,Storm Sewe		JP 2. NEW WESTMINSTER LAN	ID DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Storm Sewe		JP 2, NEW WESTMINSTER LAN	ID DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Storm Sewe LOT 19, PLAN BCP29		JP 2, NEW WESTMINSTER LAN	ID DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby	9193, DISTRICT LOT 338, GROU	JP 2, NEW WESTMINSTER LAN	ID DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Storm Sewe LOT 19, PLAN BCP29	9193, DISTRICT LOT 338, GROU	JP 2, NEW WESTMINSTER LAN	ID DISTRICT		
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Stv	9193, DISTRICT LOT 338, GROU ve/DW	JP 2, NEW WESTMINSTER LAN	ID DISTRICT		
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby	9193, DISTRICT LOT 338, GROU ve/DW	JP 2, NEW WESTMINSTER LAN	ID DISTRICT		
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Stv Macdonald Realty (De	9193, DISTRICT LOT 338, GROU ve/DW Plta) Dimensions	Floor	Туре	Dimen	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Stv Macdonald Realty (De Type Living Room	9193, DISTRICT LOT 338, GROU ve/DW Plta) Dimensions 17'4 x 15'	Floor Above	Type Bedroom	10'2 x	10'2
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Stv Macdonald Realty (De Type Living Room Kitchen	9193, DISTRICT LOT 338, GROU ve/DW 9lta) Dimensions 17'4 x 15' 13'8 x 12'	Floor Above Above	Type Bedroom Bedroom	10'2 x 10' x 10	10'2 0'
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Type Living Room Kitchen Dining Room	9193, DISTRICT LOT 338, GROU ve/DW 9Ita) Dimensions 17'4 x 15' 13'8 x 12' 13' x 11'	Floor Above Above Bsmt	Type Bedroom Bedroom Living Room	10'2 x 10' x 1 11' x 1	10'2 0' 0'
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: eylaw Restric: isting Broker(s): loor lain lain lain	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Type Living Room Kitchen Dining Room Den	9193, DISTRICT LOT 338, GROU ve/DW 9Ita) Dimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10'	Floor Above Above Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen	10'2 x 10' x 10 11' x 10 11'8 x	10'2 0' 0'
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Type Living Room Kitchen Dining Room	9193, DISTRICT LOT 338, GROU ve/DW 9Ita) Dimensions 17'4 x 15' 13'8 x 12' 13' x 11'	Floor Above Above Bsmt	Type Bedroom Bedroom Living Room	10'2 x 10' x 1 11' x 1	10'2 0' 0'
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: .ylaw Restric: isting Broker(s): loor lain lain lain	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Type Living Room Kitchen Dining Room Den	Dimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10' 8' x 6' 14' x 13'	Floor Above Above Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen	10'2 x 10' x 10 11' x 10 11'8 x	10'2 0' 0'
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bove	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Type Living Room Kitchen Dining Room Den Laundry	Dimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10' 8' x 6'	Floor Above Above Bsmt Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen Dining Room	10'2 x 10' x 10 11' x 10 11'8 x 9' x 8'	10'2 0' 0'
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bove bove bove	Electricity,Storm Sewer LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Type Living Room Kitchen Dining Room Den Laundry Primary Bedroom Bedroom	P193, DISTRICT LOT 338, GROU Ve/DW Plta) Dimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10' 8' x 6' 14' x 13' 11'5 x 10'5 # Of Rooms:	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen Dining Room Storage Bathroom Floor	10'2 x 10' x 10 11' x 10 11'8 x 9' x 8' 5' x 4' # of Pieces	10'2 0' 10'5 Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): foor ain ain ain ain ain bove bove bove	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/St Macdonald Realty (De Type Living Room Kitchen Dining Room Den Laundry Primary Bedroom Bedroom	Dimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10' 8' x 6' 14' x 13' 11'5 x 10'5	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt 13 2	Type Bedroom Bedroom Living Room Kitchen Dining Room Storage	10'2 x 10' x 10 11' x 10 11'8 x 9' x 8' 5' x 4'	10'2 0' 0' 10'5
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain bove bove bove	Electricity,Storm Sewer LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Type Living Room Kitchen Dining Room Den Laundry Primary Bedroom Bedroom	P193, DISTRICT LOT 338, GROU Ve/DW Plta) Dimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10' 8' x 6' 14' x 13' 11'5 x 10'5 # Of Rooms:	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen Dining Room Storage Bathroom Floor	10'2 x 10' x 10 11' x 10 11'8 x 9' x 8' 5' x 4' # of Pieces	10'2 0' 10'5 Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bove bove bove nished Floor (Main): nished Floor (Below):	Electricity,Storm Sewer LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Type Living Room Kitchen Dining Room Den Laundry Primary Bedroom Bedroom	b193, DISTRICT LOT 338, GROU ve/DW bimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10' 8' x 6' 14' x 13' 11'5 x 10'5 # Of Rooms: # Of Kitchens:	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt 13 2	Type Bedroom Bedroom Living Room Kitchen Dining Room Storage Bathroom Floor Main	10'2 x 10' x 10 11' x 10 11'8 x 9' x 8' 5' x 4' # of Pieces 2	10'2 0' 10'5 Ensuite? No
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain bove bove bove inished Floor (Main): inished Floor (Below): inished Floor (Bsmt):	Electricity,Storm Sewe LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Living Room Kitchen Dining Room Den Laundry Primary Bedroom Bedroom 1,088 sqft 915 sqft 0 sqft	bita) Dimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10' 8' x 6' 14' x 13' 11'5 x 10'5 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above Bsmt Bsmt Bsmt Bsmt 13 2 3	Type Bedroom Bedroom Living Room Kitchen Dining Room Storage Bathroom Floor Main Above	10'2 x 10' x 11 11' x 11 11'8 x 9' x 8' 5' x 4' # of Pieces 2 4	10'2 0' 10'5 Ensuite? No Yes
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Storm Sewer LOT 19, PLAN BCP29 Golf Course Nearby ClthWsh/Dryr/Frdg/Str Macdonald Realty (De Living Room Kitchen Dining Room Den Laundry Primary Bedroom Bedroom 1,088 sqft 915 sqft 0 sqft 1,088 sqft	bita) Dimensions 17'4 x 15' 13'8 x 12' 13' x 11' 12' x 10' 8' x 6' 14' x 13' 11'5 x 10'5 # Of Rooms: # Of Levels: Suite:	Floor Above Above Bsmt Bsmt Bsmt Bsmt 13 2 3	Type Bedroom Bedroom Living Room Kitchen Dining Room Storage Bathroom Floor Main Above Above	10'2 x 10' x 10 11' x 10 11'8 x 9' x 8' 5' x 4' # of Pieces 2 4 3	10'2 0' 10'5 Ensuite? No Yes No

VIEWS ON VIEWS! Located in the heart of Higginson Park, this 2-storey plan with 4 Bedrooms, 4 Bathrooms, PLUS a den on the main floor and an unauthorized basement suite is suited to meet the entire family's needs! Huge maple kitchen with pantry and granite counters. Rich hardwood, ceramic, and carpet flooring. Master suite boasts a gorgeous ensuite bathroom with a soaker tub & separate shower. Premium location with mountain views and within walking distance to all levels of schools and amenities - including an expansive golf course nearby!

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