R2872748 Townhouse

18 45090 LUCKAKUCK WAY CHILLIWACK

Residential Attached \$614,000 (LP)

023-111-569

Sardis West Vedder, V2R 3Z5

3

3

2

320.84

Depth/Size (ft): Frontage (ft): Lot Area:

Yes

Bedrooms: Bathrooms: **Full Baths:** Half Baths:

Maint. Fee:

Approx. Year Built: 1995 Age: 29 Zoning: R4 **Gross Taxes:** \$2,260.58 For Tax Year: 2023

Flood Plain: Rear Yard Exp:

No

Total: 2 - Covered: 1 Parking:

P.I.D.:

Covered Parking:

Parking Access:

Parking: Garage; Single

Locker:

Units in Dev: Distance to:

Title to Land: Freehold Strata

Property Disc: Nο

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Style of Home: Construction:

Frame - Wood Exterior: Vinyl

Foundation:

Rain Screen: Renovations:

of Fireplaces: Water Supply:

1 - Fuel: Gas - Natural City/Municipal

Asphalt

2 Storey w/Bsmt.

Fuel/Heating: Natural Gas **Outdoor Area:** Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof:

Floor Finish:

View: No Mgmt. Company: Steadfast

Complex / Subdiv:

Services Connected:

Natural Gas

STRATA LOT 18, PLAN LMS1574, DISTRICT LOT 77/821, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE Legal: COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Playground

Site Influences:

ClthWsh/Dryr/Frdg/Stve/DW Features: **Bylaw Restric:** Pets Allowed w/Rest.

Listing Broker(s): HomeLife Advantage Realty Ltd

Dimensions Floor Type Main Living Room 12' x 12' Main Dining Room 10' x 9'6 Main Kitchen 10' x 8'6 Main Nook 10'10 x 10'8 Above Primary Bedroom 13'8 x 12'2 Above Bedroom 9'6 x 9'4 Bedroom Above 11'6 x 9'6

Floor **Bsmt** Type Family Room Dimensions 19'4 x 11'6

Finished Floor (Main): 644 sqft Finished Floor (Above): 644 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 405 saft Finished Floor (Total):

1,693 sqft 0 sqft

1,693 sqft

Of Rooms: 8 # Of Kitchens: 1 # Of Levels: 3

Crawl/Bsmt Height:

Basement: Fully Finished

or % of Rentals Allowed:

Of Pets: 2 - Cats: Yes, Dogs: Yes **Bathroom Floor** # of Pieces Ensuite? 2 Nο Main Above 3 Yes Above 4 No

Welcome to Springfield Place in Sardis, a popular family/pet friendly complex. You will have quick and easy commuter access and are located in a central, walkable location next to a lovely trail and a short stroll to the Cottonwood Mall, many great restaurants, shopping services, and gyms. This is your chance to snag a townhome that offers a gas fireplace, a rec room, and single garage. This is a good-sized end unit with 3 bedrooms, 3 bathrooms all on 3 levels. Downstairs you'll find a spacious family room with walk out access to your fenced backyard. Lower Strata fees and one of the few complex's with NO pet size restrictions.

Unfinished Floor:

Grand Total: