R2875152 House/Single Family

3 47045 SYLVAN DRIVE CHILLIWACK

Promontory, V2R 0X6

3

3

2

Residential Detached \$1,045,000 (LP)

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

36.00 4,387.00 No

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

Approx. Year Built: Age: Zoning:

2015

Flood Plain: Rear Yard Exp:

Yes

175.00 Maint. Fee:

R3 **Gross Taxes:** \$3,505.16 For Tax Year: 2023

P.I.D.: 029-581-028

Style of Home: Construction:

Rancher/Bungalow w/Bsmt.

Frame - Wood

Exterior: Mixed

Foundation: Rain Screen: Renovations:

of Fireplaces: Water Supply:

Fuel/Heating: **Outdoor Area:**

Type of Roof:

Floor Finish:

2 - Fuel: Natural Gas City/Municipal

Forced Air, Natural Gas Balcony(s), Fenced Yard

Asphalt

Parking:

Total: 4 - Covered: 2

Garage; Double

Covered Parking: Parking Access: Front

Parking: Locker:

Units in Dev: Distance to:

Freehold Strata Title to Land:

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

View: Yes: Valley

Mgmt. Company:

Complex / Subdiv: Benchley Creek

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

STRATA LOT 3, PLAN EPS2107, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE Legal:

Of Rooms:

Of Levels:

Suite:

Of Kitchens:

Beds In Bsmt:

COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central Site Influences: **Gated Complex**

Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Sprinkler - Fire, Storage Shed, Vacuum - Built In, Water Features:

Treatment

Bylaw Restric: No Restrictions

Listing Broker(s): Century 21 Creekside Realty

Floor	Туре	Dimensions
Main	Kitchen	12'8 x 9'10
Main	Dining Room	13' x 12'3
Main	Living Room	14'6 x 16'
Main	Primary Bedroom	12' x 13'4
Main	Den	9'6 x 9'
Main	Laundry	9'6 x 5'
Below	Family Room	22'8 x 15'8

1,280 sqft

0 sqft

811 sqft

Floor

Below

Below

9

1

2

None

0/3

of Pieces Ensuite? **Bathroom Floor** Main 2 No Main 3 Yes

4

Dimensions

No

12' x 12' 9'10 x 12'12

Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 2.091 saft

Unfinished Floor: 407 sqft Grand Total: 2,498 sqft

Finished Floor (Main):

Finished Floor (Above):

Finished Floor (Below):

Crawl/Bsmt Height: **Basement:** Partly Finished

Of Pets: 2 - Cats: Yes, Dogs: Yes

Immaculate VIEW RANCHER W/ FULL BSMT in the prestigious gated community of Benchley Creek with PRIMARY ON MAIN! Beautiful FRASER VALLEY& mountain VIEWS from your living room! This 3 bdrm PLUS office home awaits! Main floor features a SPACIOUS ACCESSABLE OPEN CONCEPT layout w/ vaulted ceilings. Central air/Hotwater on demand (NEW), gas fireplace, glass solarium main deck (New), custom walk in closet (primary), main floor laundry room with custom cabinets. Downstairs you will find a oversized family room (room to suite) 2 more bedrooms, 4piece bath, BONUS Extra large unfinished storage room (possible theatre room??) Walk out basement w/deck fully fenced with side access and VIEWS! Bareland strata \$175 -You own your Lot! Pets welcome No Size restrictions!!

Type

Bedroom

Bedroom

Below