

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	3	Age:	30
Lot Area:		Full Baths:	2	Zoning:	R1B
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,622.48
Rear Yard Exp:	Southeast			For Tax Year:	2023
View:	Yes			P.I.D.:	018-454-810

Style of Home:	5 Plus Level,3 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 2, PLAN LMS1069, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Drapes/Window Coverings,Fireplace Insert,Refrigerator,Stove,Vacuum - Roughed In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 23'11	Abv Main 2	Primary Bedroom	12'2 x 14'10
Main	Eating Area	7'6 x 11'3	Abv Main 2	Walk-In Closet	7' x 8'10
Main	Kitchen	11'10 x 11'3	Bsmt	Recreation Room	11'7 x 23'1
Main	Laundry	6'2 x 5'8			
Main	Foyer	6'7 x 6'2			
Above	Bedroom	10'10 x 11'9			
Above	Bedroom	11' x 11'11			

Finished Floor (Main):	529 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	529 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	529 sqft	# Of Levels:	4	Abv Main 2	4	Yes
Finished Floor (Bsmt):	300 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,887 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	1,887 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

5 level 1/2 duplex located in the heart of Sardis on a quiet street. Walking distance to UFV, all levels of school, shopping, Sardis Sports Complex, the Sardis library and trails on the Vedder River. Tucked into a quiet corner this home is unique with the children's bedrooms on 1 level and the Primary above them. There is a basement for family gatherings plus 2 1/2 baths. The roof is approximately 10 years old and the hot water tank approx. 8 years old. An excellent family project.