



Presented by:
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Active
R2346374

10990 SYLVESTER ROAD

Residential Detached

Board: F
House with Acreage

Mission
Dewdney Deroche
V2V 4L1

\$1,199,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,199,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1992**
 Depth / Size: **(16.61AC)** Bathrooms: **2** Age: **27**
 Lot Area (sq.ft.): **723,531.60** Full Baths: **2** Zoning: **R-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,901.73**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-813-080**
 Tour:

View: **Yes: Mountains**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Septic**
 Sewer Type:

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Community**
 Fuel/Heating: **Other**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Total Parking: Covered Parking: **2** Parking Access:
 Parking: **RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 59531; SEC 12 TWN 18 NWD PL 2872**

Amenities:

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Kitchen	13' x 10'			x			x
Main	Family Room	18' x 14'			x			x
Main	Master Bedroom	16' x 12'			x			x
Main	Bedroom	15' x 12'			x			x
Main	Bedroom	14' x 12'			x			x
Main	Foyer	9' x 7'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,017	# of Rooms:	8	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2		Main		4		Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	2,017 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	800	Beds in Basement:	0	Beds not in Basement:	3							Grg Dr Ht:
Grand Total:	2,817 sq. ft.	Basement:	Crawl									

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)** **Sutton Group-West Coast Realty (Abbotsford)**

Sprawling 16.61 Acres located in the heart of Sylvester Rd. Mountains, tranquility, sunshine are in full abundance here. Potential to subdivide property into multiple lot's - Check OCP and FVRD. Property is treed and quite private. Rancher with Basement home boasts 3 Bedrooms, 2 Bathrooms, a sunken living room, an entertaining family room and a full crawl space below. Massive shop with peaked ceilings and 14 ft doors. Located close to Loughheed Hwy with easy access to Mission, Maple Ridge and Tri Cities. Head East to Deroche, Agassiz and Chilliwack which are also all a fairly short drive away. For those who love peace and quiet this is an ideal setting for you with parks, lakes, and recreation all around. Call now!