



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

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KINFOLK

REAL ESTATE GROUP

Active
R2512794Board: H
House/Single Family**46361 VALLEYVIEW ROAD**Sardis
Promontory
V2R 5M8

Residential Detached

\$860,000 (LP)

(SP)



Sold Date: Frontage (feet): **42.00** Original Price: **\$860,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**
 Depth / Size: Bathrooms: **5** Age: **2**
 Lot Area (sq.ft.): **5,374.00** Full Baths: **4** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,790.27**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-932-343**
 Tour: [Virtual Tour URL](#)

View: **Yes: VALLEY**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 3, PLAN EPP33254, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**Amenities: **None**Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'5" x 13'5"	Bsmt	Living Room	20' x 22'			x
Main	Family Room	17' x 12'5"	Bsmt	Bedroom	11' x 11'			x
Main	Living Room	13'6" x 11'	Bsmt	Bedroom	10' x 11'			x
Main	Dining Room	13'6" x 11'4"	Bsmt	Recreation Ro...	12'8" x 18'			x
Main	Den	12' x 8'	Bsmt	Kitchen	10' x 10'			x
Above	Master Bedroom	13' x 15'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	11'8" x 12'			x			x
Above	Laundry	5' x 7'			x			x

Finished Floor (Main):	1,137	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,020	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Below	4	Yes	Workshop/Shed:
Finished Floor (Basement):	1,137	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	3,294 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 4	5	Bsmt	2	No	Grg Dr Ht:
Grand Total:	3,294 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

Listing Broker(s): [One Percent Realty Ltd.](#)

Stunning panoramic views of mountains and valley as well as Mt. Cheam from this 3-story home. Offering 6 bedrooms and a den and 4 and 1/2 bathrooms as well as views from both balconies. Lots of space, double garage, large kitchen with island. There is a two-bedroom suite in bright walkout basement with separate entry and its own laundry plus island kitchen. Forced air with a/c. Large yard, close walk to elementary school and hiking trails. Master has a huge soaker tub and a separate shower. Large media room downstairs.



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KINFOLK

REAL ESTATE

SARDIS

Active
R2506348

Board: H

House with Acreage

44290 SOUTH SUMAS ROAD

Sardis

Sardis West Vedder Rd

V2R 4B7

Residential Detached

\$1,089,000 (LP)

(SP)



Sold Date: Frontage (feet): **85.00** Original Price: **\$1,089,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1991**
 Depth / Size: **1 Acre** Bathrooms: **5** Age: **29**
 Lot Area (sq.ft.): **42,689.00** Full Baths: **4** Zoning: **AL**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,813.93**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-546-821**
 Tour: [Virtual Tour URL](#)

View: **No : Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**Sewer Type: **Septic**
 Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Other, Vinyl**
 Foundation: **Concrete Perimeter**

 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s)**
 Type of Roof: **Asphalt**

 Total Parking: **12** Covered Parking: **5** Parking Access: **Side**
 Parking: **Garage; Triple, RV Parking Avail.**

 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No : As is where is**
 Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**
Legal: **LOT 3, PLAN NWP11529, DISTRICT LOT 373A, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Shopping Nearby**Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'11 x 15'5	Above	Bedroom	13'9 x 11'5			x
Main	Dining Room	13'11 x 13'4	Above	Bedroom	13'10 x 11'4			x
Main	Kitchen	16'1 x 14'	Above	Playroom	13'11 x 8'4			x
Main	Eating Area	13'3 x 10'11	Below	Games Room	32'6 x 15'7			x
Main	Family Room	15'5 x 11'4	Below	Bedroom	13'5 x 8'8			x
Main	Office	15'8 x 12'3	Below	Media Room	18'2 x 13'5			x
Main	Foyer	10'6 x 7'3	Below	Recreation Ro...	20'6 x 15'4			x
Main	Laundry	10'6 x 7'						x
Main	Master Bedroom	16' x 15'8						x
Above	Bedroom	15'6 x 13'11						x

Finished Floor (Main):	2,259	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,217	# of Kitchens:	1	1	Main	4	Yes	Barn:
Finished Floor (Below):	1,510	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3	Above	3	Yes	Pool:
Finished Floor (Total):	4,986 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	729	Beds in Basement: 0	Beds not in Basement: 5	5	Below	3	Yes	Grg Dr Ht:
Grand Total:	5,715 sq. ft.	Basement:	Partly Finished	6			No	
				7			No	
				8			No	

Listing Broker(s): [RE/MAX Little Oak Realty \(Abbotsford\)](#)

Extremely Rare! 1 Acre Flat Lot in Sardis / Greendale! Located on a perfect flat and usable Acre this Executive luxury estate includes a huge 3 car garage and large detached shop. This custom home features over 5000 sqft of space, 5 bed, 4.5 bath, original kitchen & a formal dining room. Grand entrance features a curved staircase & looks onto formal living room with 20' vaulted ceilings. Other features include, in floor heating, 3 car garage, RV parking and a large detached separate shop. Master suite offers 2 person walk in shower, 2 sink vanity, walk in closet & access to rear deck & hot tub. An excellent place to call home!