



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2436045
Board: H
House/Single Family

5800 JINKERSON ROAD

Sardis
Promontory
V2R 0C8

Residential Detached

\$680,000 (LP)

(SP)



Sold Date:	Frontage (feet):	22.70	Original Price: \$680,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2000
Depth / Size:	Bathrooms:	2	Age: 20
Lot Area (sq.ft.): 20,996.00	Full Baths:	2	Zoning: SR
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,047.51
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-210-982
			Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
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: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Garage; Double**
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: **Other**

Legal: **PARCEL A, PLAN NWP6554, SECTION 8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP45660, REF PL 10308 LT 2**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 15'			x			x
Main	Kitchen	15'8 x 11'			x			x
Main	Bedroom	11'4 x 11'8			x			x
Main	Bedroom	9' x 11'			x			x
Below	Laundry	5' x 6'			x			x
Bsmt	Master Bedroom	12' x 9'4			x			x
Bsmt	Bedroom	9'8 x 10'			x			x
Bsmt	Workshop	15' x 15'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,096	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	540	# of Levels:	2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	192	Suite:	None	3				Pool:
Finished Floor (Total):	1,828 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 2	Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full		6				
Grand Total:	1,828 sq. ft.			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, basement entry home, 4 bedrooms, 2 baths, good size lot. Allow time for showings.



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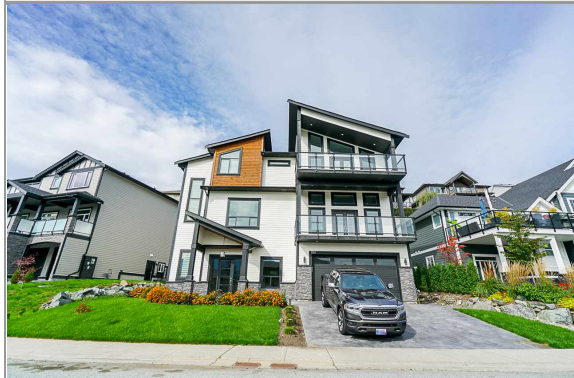
Active
R2427442
Board: H
House/Single Family

5359 ABBEY CRESCENT

Sardis
Promontory
V2R 0J6

Residential Detached

\$829,900 (LP)
(SP)



Sold Date: Frontage (feet): **64.00** Original Price: **\$850,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**
Depth / Size: **105** Bathrooms: **4** Age: **3**
Lot Area (sq.ft.): **7,154.00** Full Baths: **4** Zoning: **R3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,904.33**
Rear Yard Exp: **Northwest** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-145-336**
Tour: **Virtual Tour URL**

View: **Yes: VALLEY RIVER & MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, 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: **Balcny(s) Patio(s) Dck(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.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 126, PLAN BCP31276, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'2" x 20'	Above	Laundry	13'8" x 6'			x
Main	Kitchen	20' x 9'6"	Below	Foyer	16'10" x 10'			x
Main	Dining Room	20' x 11'8"	Below	Den	11'8" x 10'			x
Main	Media Room	22'10" x 16'4"	Below	Mud Room	10' x 6'10"			x
Main	Bedroom	16'4" x 14'6"	Below	Bedroom	11'8" x 10'10"			x
Main	Walk-In Closet	10' x 4'10"	Below	Kitchen	16'6" x 14'1"			x
Above	Recreation	18' x 16'4"	Below	Living Room	16' x 12'4"			x
Above	Master Bedroom	20' x 16'10"			x			x
Above	Bedroom	14' x 13'			x			x
Above	Bedroom	12'6" x 11'6"			x			x

Finished Floor (Main):	1,936	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,770	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	586	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,292 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished, Separate Entry	6				
Grand Total:	4,292 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Your new home search stops here! Beautiful home for the entire family with spectacular panoramic views of the Valley & Vedder River. Perched at the top of Promontory, close to elementary schools, hiking trails and parks. Quality built throughout this luxurious home offers 12' ceilings on main floor and vaulted ceiling upstairs. Fully finished basement with separate entry, two covered decks and spacious, double car garage. Don't wait, book your private viewing today!