



Presented by:  
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**Active**  
**R2201609**

Board: H  
House with Acreage

**47673 FORESTER ROAD**

Sardis  
Ryder Lake  
V2R 4M6

Residential Detached

**\$714,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>279.00</b>	Original Price: <b>\$727,500</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1995</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>22</b>
Lot Area (sq.ft.): <b>116,740.80</b>	Full Baths:	<b>2</b>	Zoning: <b>RR</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,785.25</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>018-370-608</b>
			Tour:

View: **Yes: Mountains**

Complex / Subdiv:

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

Style of Home: **Split Entry**  
Construction: **Other**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple**

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 1 DISTRICT LOT 531 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP11431**

Amenities: **Storage**

Site Influences: **Gravel Road, Greenbelt, Private Setting, Rural Setting, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 17'10	Below	Family Room	16'3 x 15'3			x
Main	Dining Room	14'3 x 13'2	Below	Hobby Room	15' x 13'3			x
Main	Kitchen	11' x 11'3	Below	Hobby Room	9'6 x 10'5			x
Main	Master Bedroom	13' x 11'5	Below	Other	14'2 x 6'9			x
Main	Bedroom	10'9 x 12'5	Below	Utility	6'2 x 6'6			x
Main	Laundry	7' x 7'8			x			x
Main	Den	8' x 10'9			x			x
Main	Walk-In Closet	8'10 x 7'			x			x
Below	Bedroom	13' x 11'5			x			
Below	Bedroom	13' x 11'5			x			

Finished Floor (Main):	<b>1,560</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,560</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>3,120 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6				
Grand Total:	<b>3,120 sq. ft.</b>	Beds not in Basement: <b>4</b>	7				
			8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

**Desirable Ryder Lake Acreage - situated on 2.68 acres. A diamond in the rough - this spacious split entry home has great potential! Featuring 3,120 sq ft of living space, large deck with mountain views, private property, laundry on the main, 5 bedrooms, 2 baths and within walking distance to Mt. Thom Park. Includes a mini - barn great for chickens. Lots of space, bring the family!!**