



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R3054129**  
Board: H  
House/Single Family

**5409 WESTWOOD DRIVE**

Sardis  
Promontory  
V2R 5R5

Residential Detached

**\$899,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$925,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2001</b>
Frontage(feet): <b>45.00</b>	Bathrooms: <b>3</b>	Age: <b>24</b>
Frontage(metres): <b>13.72</b>	Full Baths: <b>3</b>	Zoning: <b>CD-5</b>
Depth / Size: <b>92</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,958.85</b>
Lot Area (sq.ft.): <b>4,138.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>024-712-574</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 10, PLAN LMP44920, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener**

Finished Floor (Main):	1,110	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,444	Main	Family Room	14'8 x 15'	Above	Bedroom	9'1 x 10'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	6'6 x 4'1	Above	Bedroom	12'6 x 9'3	Main	3
Finished Floor (Below):	0	Main	Laundry	16'5 x 6'9			x	Above	3
Finished Floor (Basement):	0	Main	Bedroom	9'8 x 16'6			x	Above	3
		Main	Bedroom	9'3 x 19'3			x		
Finished Floor (Total):	2,554sq. ft.	Main	Bedroom	8'5 x 9'2			x		
Unfinished Floor:	0	Main	Utility	11'2 x 7'8			x		
Grand Total:	2,554sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	17'3 x 23'4			x		
		Above	Dining Room	9'8 x 8'2			x		
		Above	Kitchen	10'1 x 9'9			x		
Suite: <b>None</b>		Above	Great Room	12' x 15'11			x		
Basement: <b>Fully Finished, Separate Entry</b>		Above	Primary Bedroom	10'9 x 13'3			x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Stonehaus Realty Corp.**

**Nestled in the heart of Chilliwack, this spacious 6-bed, 3-bath family home blends comfort, style, and smart upgrades. Inside, enjoy all new flooring and fresh paint, plus an open-concept living area that flows into a modern kitchen with stainless steel appliances and ample counter space. New flooring, fresh paint, and a completed ground-floor room. Stay comfortable year-round with a heat pump and A/C. The large backyard is perfect for relaxing or entertaining. Located in a quiet, family-friendly neighborhood close to schools, parks, and shopping, this home offers both convenience and tranquility. Don't miss this gem! Easily suitable for mortgage helper - check with City.**