



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

www.matthiessen.com

matt@kinfolkrealty.com

KINFOLKREAL ESTATE
GROUP**Active**
R2423977Board: H
House/Single Family**10063 WOODS ROAD**Chilliwack
Chilliwack N Yale-Well
V2P 6G6

Residential Detached

\$529,900 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$529,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1972
Depth / Size:	Bathrooms:	3	Age: 48
Lot Area (sq.ft.): 8,801.00	Full Baths:	2	Zoning: R1A
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,912.30
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-110-939
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Metered Water:

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Carport; Single**

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:

Legal: **LOT 62, PLAN NWP37999, DISTRICT LOT 335, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 16'2			x			x
Main	Bedroom	10'1 x 11'			x			x
Main	Kitchen	11'4 x 10'5			x			x
Main	Dining Room	12'4 x 11'4			x			x
Main	Master Bedroom	12'4 x 12'4			x			x
Main	Bedroom	10'6 x 9'9			x			x
Main	Bedroom	10'1 x 11'3			x			x
Bsmt	Recreation	25'9 x 26'1			x			x
Bsmt	Family Room	23'6 x 20'6			x			x
		x			x			x

Finished Floor (Main):	1,680	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,280	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,960 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,960 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **RE/MAX Masters Realty****Century 21 Creekside Realty (Luckakuck Wy)****First time home buyer & INVESTMENT alert! Bring your ideas and creativity to this 4 bdrm, 3 bath home! Situated in the beautiful Little Mountain Area, close to Little Mountain Elementary! Enjoy the benefits of nearby shops, trails & more!**



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KINFOLKREAL ESTATE
GROUP**Active**
R2417679Board: H
House with Acreage**7405 MARBLE HILL ROAD**Chilliwack
Eastern Hillside
V4Z 1J5

Residential Detached

\$599,000 (LP)

(SP)



Sold Date:	Frontage (feet):	121.00	Original Price: \$699,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1996
Depth / Size:	Bathrooms:	3	Age: 24
Lot Area (sq.ft.): 53,056.08	Full Baths:	2	Zoning: SR
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,845.89
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-010-199
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Natural Gas, Water**Sewer Type: **Septic**

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

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 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:

Legal: **LOT 11, PLAN LMP7391, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'7	Above	Bedroom	9'9 x 12'2			x
Main	Dining Room	12' x 9'6	Bsmt	Bedroom	11'9 x 9'8			x
Main	Kitchen	12'2 x 13'6	Bsmt	Bedroom	8'8 x 9'5			x
Main	Eating Area	15'9 x 10'11	Bsmt	Recreation	13'7 x 15'5			x
Main	Pantry	4'8 x 2'10	Bsmt	Mud Room	11'2 x 9'6			x
Main	Den	13'7 x 10'4	Bsmt	Laundry	16'9 x 5'7			x
Main	Foyer	15'10 x 6'2			x			x
Main	Other	8'9 x 6'3			x			x
Above	Master Bedroom	20'2 x 16'4			x			x
Above	Bedroom	10'1 x 16'4			x			x

Finished Floor (Main): **1,169**
 Finished Floor (Above): **1,115**
 Finished Floor (Below): **869**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,153 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,153 sq. ft.**

of Rooms: **16**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **2**
 Basement: **Part**
 Beds not in Basement: **3**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	Yes
3	Above	3	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Park Georgia Realty Ltd.****Court Order sale, 5 bedrooms, 3.5 baths, wood floors, great kitchen, deck off the master bedroom. Great home some TLC required. Allow time for showings.**



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Active
R2436045
 Board: H
 House/Single Family

5800 JINKERSON ROAD

Sardis
 Promontory
 V2R 0C8

Residential Detached

\$599,000 (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:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 2	5				Grg Dr Ht:
Grand Total:	1,828 sq. ft.	Basement: Full		6				
				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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KINFOLKREAL ESTATE
GROUP

Active
R2446962
 Board: H
 House/Single Family

46709 HOPE RIVER ROAD

Chilliwack
 Fairfield Island
 V2P 7L5

Residential Detached

\$649,000 (LP)

(SP)



Sold Date: Frontage (feet): **127.00** Original Price: **\$685,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1970**
 Depth / Size: Bathrooms: **2** Age: **50**
 Lot Area (sq.ft.): **9,060.00** Full Baths: **2** Zoning: **R1**
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,253.33**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-385-467**
 Tour: **Virtual Tour URL**

View: **Yes: Mountains & Water**
 Complex / Subdiv: **Fairfield Island**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2015**
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Carport; Single, Garage; Single**

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

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 121, PLAN NWP36981, DISTRICT LOT 385, GROUP 2, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**Site Influences: **Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 12'	Below	Kitchen	9'6" x 8'11"			x
Main	Living Room	20'8" x 13'8"	Below	Eating Area	10' x 9'			x
Main	Dining Room	12' x 8'	Below	Living Room	19'8" x 12'8"			x
Main	Master Bedroom	20' x 11'6"	Below	Bedroom	14'2" x 13'5"			x
Main	Walk-In Closet	9' x 4'6"	Below	Walk-In Closet	6' x 3'3"			x
Main	Bedroom	14' x 11'	Below	Laundry	3'6" x 3'6"			x
Main	Bedroom	11' x 10'			x			x
Main	Flex Room	10' x 8'6"			x			x
Main	Laundry	7'2" x 5'6"			x			x
		x			x			x

Finished Floor (Main):	1,483	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	5	No	Barn:
Finished Floor (Below):	1,037	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3			No	Pool:
Finished Floor (Total):	2,520 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished	6			No	
Grand Total:	2,520 sq. ft.		7			No	
			8			No	

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

Level entry rancher with full basement home located in Fairfield Island. This beauty includes two gorgeous modern kitchens. Newer Roof, vinyl windows, newer high efficiency furnace and hot water tank. Hardwood, laminate and tiled floors thru-out both floors. Double laundry. All appliances on both floors including built in microwaves. Large covered deck with Hot Tub. Unauthorized one bedroom suite downstairs with seperate entrance. The river just across the street and beautiful mountain scenery. Wrap around driveway, detached garage plus a carport. Plenty of parking for RV or boat. Fenced backyard. Young families, retirees, everyone will love this home.



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KINFOLK

REAL ESTATE
GROUP

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**
 Finished Floor (Above): **1,770**
 Finished Floor (Below): **586**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **4,292 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **4,292 sq. ft.**

of Rooms: **17**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	4	No
3	Above	5	Yes
4	Below	4	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

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!



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KINFOLK

REAL ESTATE
GROUP

Active
R2421850
 Board: H
 House/Single Family

5133 CECIL RIDGE PLACE

Sardis
 Promontory
 V2R 6A1

Residential Detached

\$879,000 (LP)

(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$919,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2009**
 Depth / Size: **98.21** Bathrooms: **0** Age: **11**
 Lot Area (sq.ft.): **6,370.00** Full Baths: **0** Zoning: **R3**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,517.53**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-309-718**
 Tour:

View: **Yes: MOUNTAIN & VALLEY**
 Complex / Subdiv: **PROMONTORY HEIGHTS**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco**
 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: **6** 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: **Wall/Wall/Mixed**

Legal: **LOT 49, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'	Above	Bedroom	12'10' x 11'8'			x
Main	Dining Room	12' x 12'	Above	Bedroom	12'10' x 11'8'			x
Main	Den	11'6' x 10'	Bsmt	Media Room	15'10' x 10'4'			x
Main	Kitchen	17'8' x 12'10'	Bsmt	Kitchen	8' x 7'			x
Main	Eating Area	10' x 8'6'	Bsmt	Living Room	14'3' x 9'8'			x
Main	Family Room	18' x 16'	Bsmt	Kitchen	9'3' x 6'6'			x
Main	Laundry	13' x 8'6'	Bsmt	Bedroom	11' x 10'8'			x
Above	Master Bedroom	17'8' x 14'	Bsmt	Bedroom	11' x 10'6'			x
Above	Bedroom	14'4' x 10'			x			x
Above	Bedroom	12'8' x 12'			x			x

Finished Floor (Main):	1,583	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,463	# of Kitchens: 3	1				Barn:
Finished Floor (Below):	0	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement):	1,561	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	4,607 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	4,607 sq. ft.		7				
			8				

Listing Broker(s): **Coldwell Banker Vantage Realty**

This 4607 sq.ft., 3 level home features mountain views, hardwood floors, granite countertops and stainless steel appliances. This home has 5 beds and 3 bath up, while basement offers 2 additional suites, each with its own separate entrance. Court Ordered Sale.



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KINFOLKREAL ESTATE
GROUP**Active**
R2450566Board: H
House with Acreage**44290 SOUTH SUMAS ROAD**Sardis
Sardis West Vedder Rd
V2R 4B7

Residential Detached

\$1,324,000 (LP)

(SP)



Sold Date:	Frontage (feet):	85.00	Original Price: \$1,324,000
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: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Other, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
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: :
Floor Finish:

Legal: **LOT 3, PLAN NWP11529, DISTRICT LOT 373A, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

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	Bedroom	32'6 x 15'7			x
Main	Family Room	15'5 x 11'4	Below	Games Room	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	20'6 x 15'4			x
Main	Laundry	7' x 10'6						x
Main	Master Bedroom	16' x 15'8						x
Above	Bedroom	15'6 x 13'11						x

Finished Floor (Main): **2,259**
Finished Floor (Above): **1,217**
Finished Floor (Below): **1,510**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,986 sq. ft.**

Unfinished Floor: **729**
Grand Total: **5,715 sq. ft.**

of Rooms: **17**
of Kitchens: **1**
of Levels: **3**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Above	3	Yes
2	Above	3	Yes
3	Main	4	Yes
4	Main	2	No
5	Below	3	Yes
6			
7			
8			

Outbuildings
Barn: **1010**
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)****SRS Panorama Realty**

Executive luxury estate located on a tranquil countryside acreage. This stunning home features 5 bed, 4.5 bath, dream kitchen & a formal dining room. Grand entrance features curved staircase & looks onto formal living room and 20' ceilings. Luxurious in floor heating. Each bedroom has walk in closet. 3 car garage & plus 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!