



Presented by:
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Active

R2476789

Board: H

House with Acreage

46751 CHILLIWACK LAKE ROAD

Sardis

Chilliwack River Valley

V2R 4N2

Residential Detached

(LP)

(SP)

Sold Date:

Meas. Type: **Feet**

Depth / Size:

Lot Area (sq.ft.): **463,478.00**

Flood Plain: **No**

Rear Yard Exp: **South**

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet):

Bedrooms: **4**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

Original Price:

Approx. Year Built: **9999**

Age: **999**

Zoning: **R-AG**

Gross Taxes: **\$2,850.65**

For Tax Year: **2020**

Tax Inc. Utilities?: **No**

P.I.D.: **011-312-645**

Tour:

View: **Yes: SUN & MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic**

Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**

Construction: **Frame - Wood**

Exterior: **Other, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Other**

Water Supply: **Well - Drilled**

Fuel/Heating: **Baseboard, Electric, Forced Air**

Outdoor Area: **Patio(s)**

Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **20**

Covered Parking: **6**

Parking Access: **Carport; Multiple, DetachedGrge/Carport, Open**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **Yes: SEA-CAN + TENANT POSSESSIONS**

Floor Finish:

Legal: **LOT 2, PLAN LMP8450, DISTRICT LOT 496, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 497**

Amenities: **Garden, Workshop Detached**

Site Influences: **Cleared, Private Setting, Private Yard, Recreation Nearby, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 13'1	Above	Walk-In Closet	13'7 x 5'9			x
Main	Family Room	13'9 x 12'9	Below	Utility	13' x 19'3			x
Main	Dining Room	8'4 x 13'5	Below	Storage	13' x 6'11			x
Main	Kitchen	11'1 x 10'4			x			x
Main	Bedroom	13'8 x 9'7	Bsmt	Foyer	9'4 x 9'9			x
Main	Laundry	13'7 x 6'10	Bsmt	Kitchen	13'6 x 8'10			x
Above	Flex Room	16'2 x 7'8	Bsmt	Living Room	11'9 x 15'5			x
Above	Bedroom	9'4 x 13'2	Bsmt	Den	8'6 x 6'0			x
Above	Flex Room	9'7 x 18'4	Bsmt	Master Bedroom	11'4 x 10'1			x
Above	Bedroom	13'7 x 13'3	Bsmt	Laundry	10'5 x 6'			x

Finished Floor (Main):	1,177	# of Rooms:	19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	521	# of Kitchens:	2	1	Main	4	Yes	Barn: 2332FT
Finished Floor (Below):	0	# of Levels:	3	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	776	Suite:	None	3				Pool:
Finished Floor (Total):	2,474 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz: 63X30
		Beds in Basement:	1	5				Grg Dr Ht:
Unfinished Floor:	415	Basement:	Full, Unfinished	6				
Grand Total:	2,889 sq. ft.			7				
				8				

Listing Broker(s): **Keller Williams Elite Realty**

DO NOT ENTER WITHOUT APPT- HAVE YOUR REALTOR CONTACT TO BOOK APPT. Welcome to PARADISE! Presenting a RARE, absolutely jaw-dropping, gently sloped 10.64 acre oasis drenched in sunshine w/ endless mountain and valley views to the South + Private Mountain backdrop. Close to town & local recreation hotspots. Enter down your long private driveway amongst cleared hayfields, up to a serene pasture area perfect for fruit and gardening. Midgely Creek runs along the top corner for a private treed camping like setting. Rural Zoning+ALR (Agricultural)-not sub-dividable. Charming 2113 ft Country Home+776ft Carriage style home await your love & ideas! BONUS! (non confirming 63x30ft Detached Shop+2393ft 2 Level Barn. SO MUCH OPPORTUNITY. Consult w/FVRD to confirm your intended uses. BEAUTIFUL PROPERTY.



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