



Presented by: **Jason Dryburgh PREC***

Keller Williams Elite Realty
Phone: 604-839-3004
https://MRKTrealtors.com
jason@mrktrealtors.com



Active
R2615754
Board: H
Apartment/Condo

301 5380 TYEE LANE
Sardis
Vedder S Watson-Promontory
V2R 6B6

Residential Attached
\$674,900 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$674,900**
Meas. Type: Bedrooms: **2** Approx. Year Built: **2019**
Frontage(feet): Bathrooms: **2** Age: **2**
Frontage(metres): Full Baths: **2** Zoning: **CD-19**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,641.29**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: **Yes** P.I.D.: **030-854-903** Tax Inc. Utilities?: **No**
View: **Yes :STUNNING MOUNTAIN BACKDROP** Tour:
Complex / Subdiv: **THE BOARDWALK AT RIVERS EDGE**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Gas - Natural** Metered Water:
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
Outdoor Area: **Balcony(s)**
Type of Roof: **Other, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Other, Tile**

Legal: **STRATA LOT 23, PLAN EPS4943, SECTION 1, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

| | | | |
|--|--|-----------------------------------|--------------------|
| Finished Floor (Main): 1,268 | Units in Development: | Tot Units in Strata: | Locker: Yes |
| Finished Floor (Above): 0 | Exposure: | Storeys in Building: | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: HOMELIFE | Mgmt. Co's #: 604-858-7368 | |
| Finished Floor (Below): 0 | Maint Fee: \$295.03 | Council/Park Apprv?: | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Recreation Facility, Sewer, Water | | |
| Finished Floor (Total): 1,268 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 1,268 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | |
| Suite: | Restricted Age: | # of Pets: | Cats: Dogs: |
| Basement: None | # or % of Rentals Allowed: | | |
| Crawl/Bsmt. Ht: | Short Term(<1yr)Rnt/Lse Alwd?: No | | |
| # of Kitchens: 1 | Short Term Lse-Details: | | |
| # of Levels: 1 | | | |
| # of Rooms: 9 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|----------------|-------------|-------|-----------|------------|------|-------|-------------|----------|
| Main | Foyer | 5'5 x 7'1 | Main | Flex Room | 5'9 x 4'5 | 1 | Main | 5 | Yes |
| Main | Kitchen | 9'9 x 13'5 | | | x | 2 | Main | 4 | Yes |
| Main | Dining Room | 12'5 x 9'1 | | | x | 3 | | | |
| Main | Living Room | 15'5 x 9'5 | | | x | 4 | | | |
| Main | Master Bedroom | 12'1 x 20'1 | | | x | 5 | | | |
| Main | Walk-In Closet | 4'10 x 7'1 | | | x | 6 | | | |
| Main | Bedroom | 6'4 x 10'6 | | | x | 7 | | | |
| Main | Laundry | 6'3 x 8'1 | | | x | 8 | | | |

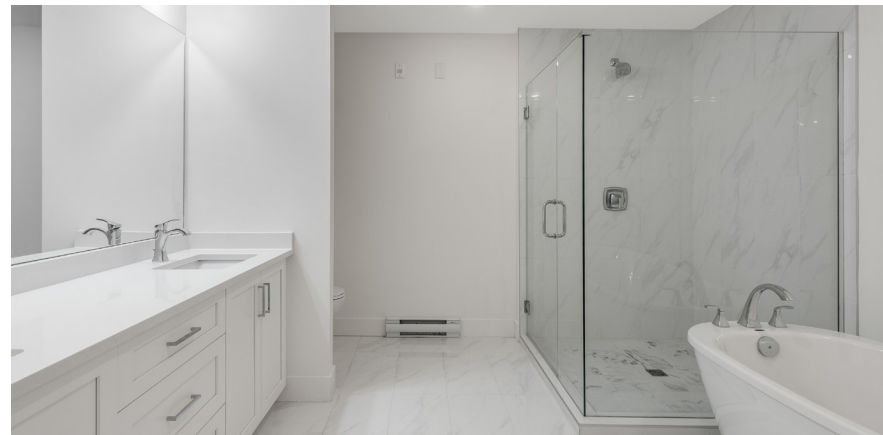
Listing Broker(s): **Keller Williams Elite Realty**

BOARDWALK BEAUTY | RIVER'S EDGE. Celebrating the highlights of an absolutely **STUNNING** and **SPRAWLING** home tucked away in **SERENE** setting with gorgeous mountain backdrop.. **SPACE.** Expansive 1268ft bright+airy plan w/ 2 spacious beds opposite living area - **BOTH** w/dream spa ensuite baths. Bonus flex area. **MODERN.** Enjoy all the bells&whistles of a nearly new home inc/designer white luxury kitchen w/black stainless apps, air conditioning, high grade flooring, rich fireplace feature. **PATIO.** Oversized 186ft covered Southwest exposed outdoor living - ideal for year round entertaining or unwinding. **SETTING.** Nestled away on quiet no thru road only steps to riverfront trails, minutes to trendy Garrison Crossing shopping and hotspots. **YOUNG + HEALTHY** strata for peace of mind. **DESIGN YOUR LIFESTYLE!**

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 09/08/2021 01:15 PM



301 - 5380 TYEE LANE | CHILLIWACK
604 465 1850 team@MRKTrealtors.com MRKTrealtors.com

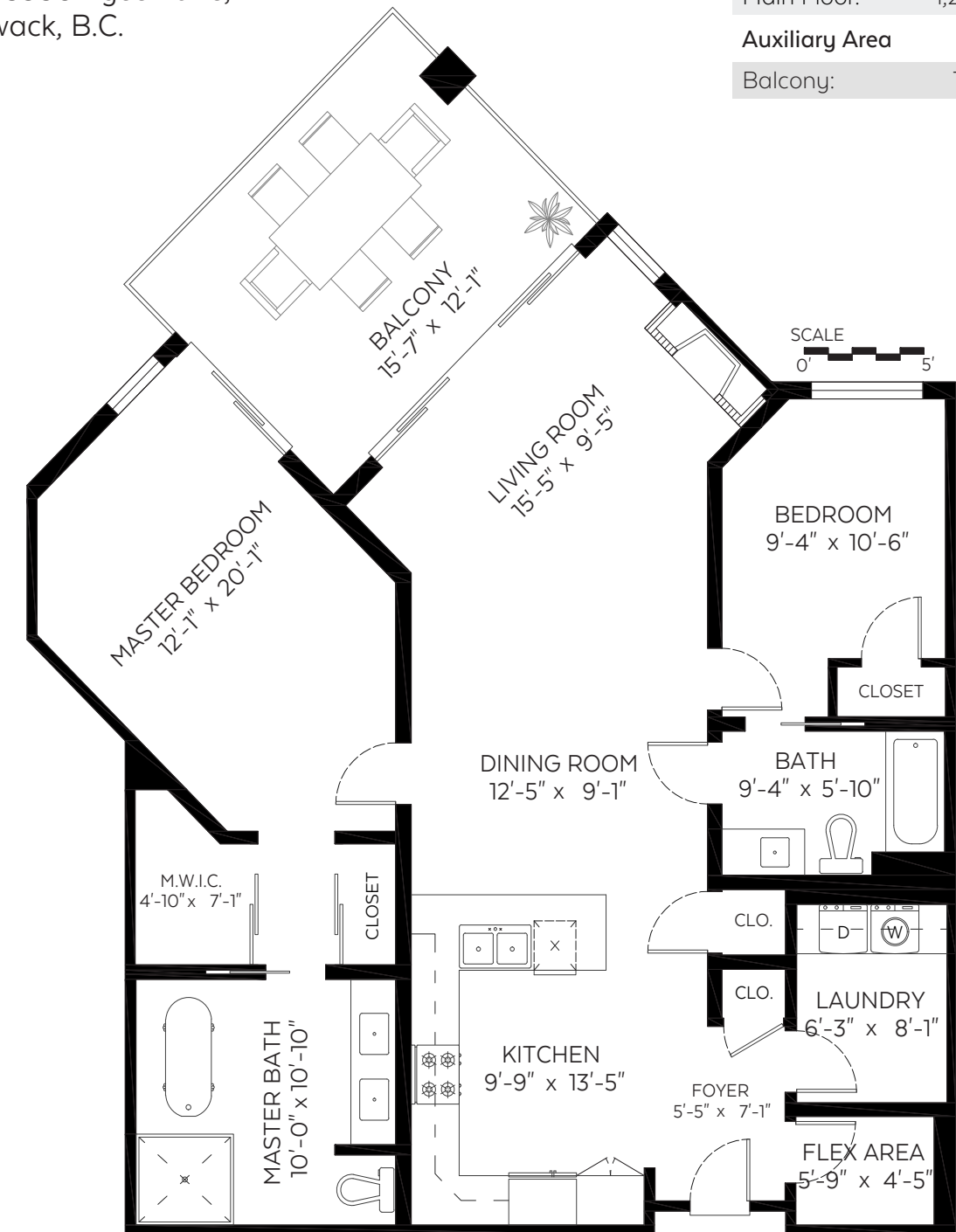


JASON DRYBURGH
PERSONAL REAL ESTATE CORPORATION
604-839-3004 jason@MRKTrealtors.com

**OWN
YOUR
MARKET**

#301-5380 Tye Lane,
Chilliwack, B.C.

Main Floor: 1,268 sq.ft.
Auxiliary Area
Balcony: 186 sq.ft.



kwELITE REALTY
KELLERWILLIAMS



Valid Until: May 02, 2022

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