



Presented by:
Jason Dryburgh PREC*
 Keller Williams Elite Realty



https://MRKTrealtors.com
 jason@mrktrealtors.com

R2772753 **49012 SHELDON ROAD** Residential Detached
 Board: H Sardis **\$1,118,800** (LP)
 House/Single Family Chilliwack River Valley (SP) **M**
 V4Z 1B9



Sold Date: If new, GST/HST inc?: Original Price: **\$1,118,800**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1982**
 Frontage(feet): **0.00** Bathrooms: **2** Age: **41**
 Frontage(metres): Full Baths: **2** Zoning: **UR2**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$3,533.01**
 Lot Area (sq.ft.): **18,643.00** Rear Yard Exp: **Southwest** For Tax Year: **2022**
 Lot Area (acres): **0.43** P.I.D.: **006-466-109** Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** Tour: **Virtual Tour URL**
 View: **Yes: UNOBSTRUCTED RIVER & MOUNTAIN**
 Complex/Subdiv: First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **Well - Shallow**

Style of Home: **1 Storey, Rancher/Bungalow** Total Parking: **12** Covered Parking: **3** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Carport & Garage, Garage; Double, RV Parking Avail.**
 Exterior: **Glass, Other, Wood** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: **Partly** Reno. Year: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Property Disc.: **Yes**
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Leased: **No**
 Fuel/Heating: **Natural Gas** R.I. Plumbing: Fixtures Rmvd: **No**
 Outdoor Area: **Patio(s)** Floor Finish: **Hardwood, Carpet**
 Type of Roof: **Asphalt**

Legal: **LOT 70, PLAN NWP42291, DISTRICT LOT 500, SECTION 35, TOWNSHIP 25, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Greenbelt, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	2,796	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	#Pcs
Finished Floor (Above):	0	Main	Foyer	7'2 x 12'11			x	Main	4
Finished Floor (AbvMain2):	0	Main	Kitchen	11'11 x 18'1			x	Main	5
Finished Floor (Below):	0	Main	Living Room	23'3 x 17'10			x		
Finished Floor (Basement):	0	Main	Dining Room	10'10 x 12'5			x		
Finished Floor (Total):	2,796sq. ft.	Main	Primary Bedroom	15'9 x 16'3			x		
Unfinished Floor:	0	Main	Walk-In Closet	6'6 x 8'4			x		
Grand Total:	2,796sq. ft.	Main	Office	12'11 x 17'0			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	11'0 x 7'1			x		
Suite: None		Main	Bedroom	13'0 x 11'4			x		
Basement: Crawl		Main	Bedroom	13'0 x 11'2			x		
		Main	Den	10'3 x 5'8			x		
		Main	Storage	8'0 x 2'6			x		
				x			x		

Crawl/Bsmt. Height: # of Levels: **1** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee:

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

WELCOME TO PARADISE. Once in a blue moon opportunity. Enjoy a sun-drenched, SouthWest exp dream property set on sprawling .428acre + approx 125ft of undisturbed RIVERFRONT. Enjoy 4 SEASONS of natural beauty, peaceful sounds & stunning mountain backdrop. Lot elevated for peace of mind! FIRST TIME ON MARKET, sprawling 2796ft CUSTOM RANCHER rich in character, endless potential in an already PERFECT LAYOUT. Enter past gorgeous brick f/p into dramatic A-Frame living w/ever-changing colours of nature radiating through expansive floor-ceiling windows, onto wraparound terrace & gardens. SPOTLESS single storey LIVES MUCH LARGER. Large primary bed w/walk-in closet +2 large beds+cozy office/guest bed! NEWER roof, brand new carpets+painting. HUGE 623ft garage w/welding plug+carport+27ft RV canopy! WOW



49012 SHELDON ROAD | CHILLIWACK

604 839 3004 team@MRKTrealtors.com MRKTrealtors.com



49012 SHELDON ROAD | CHILLIWACK

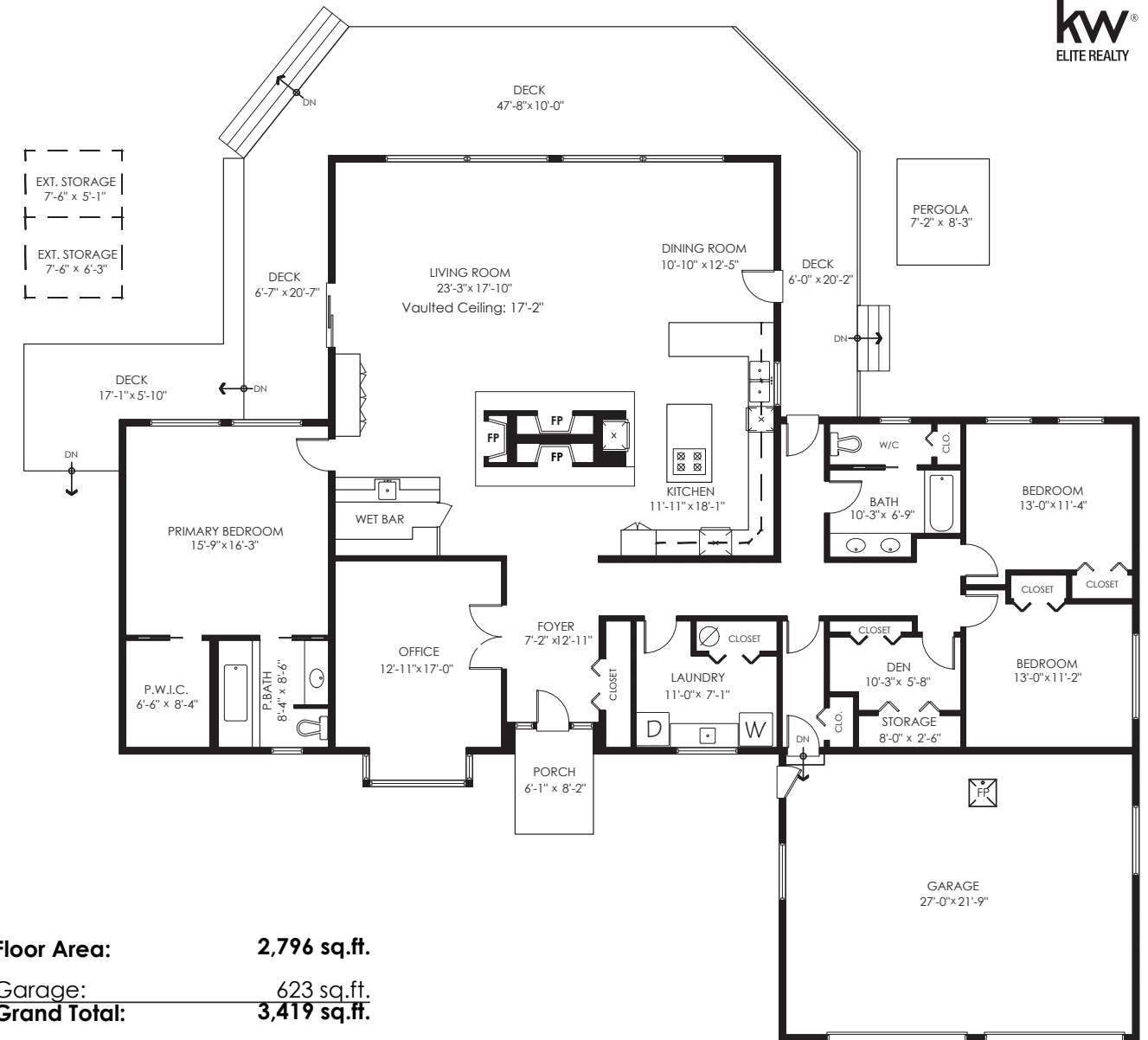
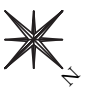
604 839 3004 team@MRKTreators.com MRKTreators.com



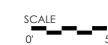
JASON DRYBURGH
PERSONAL REAL ESTATE CORPORATION
team@MRKTreators.com • 604 839 3004

**OWN
YOUR
MARKET**

**49012 Sheldon Rd
Chilliwack**



Floor Area:	2,796 sq.ft.
Garage:	623 sq.ft.
Grand Total:	3,419 sq.ft.
Pergola:	59 sq.ft.
Ext. Storages:	86 sq.ft.
Decks:	796 sq.ft.
Porch:	59 sq.ft.
Total Extras:	1,000 sq.ft.
Ceiling Height:	8'-0"



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

MEASURED ON: (2023-04-27) info@pixlworks.com www.pixlworks.com 604.329.5788

