

IMMACULATE 3 BEDROOM TOWNHOME

11-7475 GARNET DRIVE | CHILLIWACK | V2R 5W7









3 BEDROOMS 3 BATHROOMS 1,561 SQ. FT. A/C & OPEN FLOOR PLAN

DESCRIPTION

Immaculate 3 bedroom, 3 bathroom town home in desirable Sardis location - close to amenities and highway for easy commuting. This home has had lots of recent upgrades such as vinyl plank flooring and blinds on the main floor, newer washer/dryer and stainless steel appliances in the kitchen. The open concept main floor and vaulted ceilings with large windows in the living room make this home perfect for entertaining. The awning over the patio and central A/C are wonderful additions to be enjoyed during the summer months. New roof in 2020. All this including loads of parking (2 in the garage & 2 in the driveway).

SPECIFICATIONS

STYLE OF HOME:	TOWN HOME
YEAR BUILT:	2004
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	W/D, PRIVATE YARD

KWELITE REALTY

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Presented by:

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R2527822 Board: H Townhouse

11 7475 GARNET DRIVE

Sardis

Sardis West Vedder Rd V2R 5W7

Residential Attached \$509,900 (LP)

(SP) M



Sold Date: Original Price: \$509,900 Frontage (feet): Meas. Type: Frontage (metres): Approx. Year Built: 2004 Depth / Size (ft.): Age: Bedrooms: 3 17 Lot Area (sq.ft.): 0.00 Bathrooms: 3 Zoning: R4A Flood Plain: Yes 2 \$2,531.98 Full Baths: Gross Taxes: Council Apprv?: Half Baths: For Tax Year: 2020 1 Exposure:

Maint. Fee: \$275.00 Tax Inc. Utilities?: If new, GST/HST inc?: P.I.D.: 026-008-955

Mgmt. Co's Name: **HOMELIFE ADVANTAGE PROPERTY** Tour: Virtual Tour URL

Mgmt. Co's Phone:

View:

Complex / Subdiv: SILVER CREEK ESTATES

Services Connected: Electricity, Natural Gas, Storm Sewer, Water

Sewer Type: City/Municipal

Style of Home: 2 Storey Total Parking: 4 Covered Parking: 2 Parking Access: Front

Construction: Frame - Wood Parking: Garage; Double

Exterior: Mixed, Stone, Vinyl Locker: **Concrete Perimeter** Dist. to School Bus: Reno. Year: Dist. to Public Transit:

Foundation: Units in Development: 38 Rain Screen: R.I. Plumbing: Total Units in Strata: 38

Renovations: Title to Land: Freehold Strata City/Municipal Metered Water: Water Supply:

Fireplace Fuel: Gas - Natural R.I. Fireplaces: Property Disc.: Yes Fuel/Heating: **Forced Air** # of Fireplaces: 1 Fixtures Leased: No: Patio(s) Outdoor Area: Fixtures Rmvd: No:

Asphalt Floor Finish: Other, Wall/Wall/Mixed Type of Roof:

Maint Fee Inc: Garbage Pickup, Gardening, Management, Snow removal

STRATA LOT 11, PLAN BCS702, DISTRICT LOT 279, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN Legal:

THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Air Cond./Central Amenities:

Site Influences: Shopping Nearby

Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener Features:

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Dining Room	10'4 x 9'6			x			x
Main	Kitchen	11' x 10'6			x			x
Main	Living Room	19' x 15'6			x			x
Above	Master Bedroom	15' x 15'4			x			x
Above	Bedroom	12'6 x 9'8			x			x
Above	Bedroom	11'2 x 11'			x			x
		X			x			x
		X			x			x
		X			x			x
		X			<u> </u>			X
Finished Flo	oor (Main): 72	9 # of Roo	mc· 6	# of Kitchens: 1	# of Levels: 2 Bath	Floor # (of Pieces Ensuite?	Outbuildings

	-	•				_ ^				^
Finished Floor (Main):	729	# of Roor	ns: 6	# of Kitchens:	1 # of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	832	Crawl/Bsn	nt. Heig	ht:		1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted	l Age: ¯			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0_	# of Pets:	2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total):	1,561 sq. ft.	# or % of	f Rentals	s Allowed:		4				Garage Sz:
				owed w/Rest.,	Rentals Not	5				Grg Dr Ht:
Unfinished Floor:	0	A	llowed			6				
Grand Total:	1,561 sq. ft.	Basement	: None			7				
						8				

Listing Broker(s): Keller Williams Elite Realty

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