



Presented by:
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Active
R2848265
Board: H
House/Single Family

101 6211 CHILLIWACK RIVER ROAD

Sardis
Sardis South
V2R 6A7

Residential Detached

\$689,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$689,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet): 40.00	Bathrooms: 2	Age: 2
Frontage(metres): 12.19	Full Baths: 2	Zoning: RMU
Depth / Size:	Half Baths: 0	Gross Taxes: \$2,954.62
Lot Area (sq.ft.): 3,785.00	Rear Yard Exp: Southeast	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 903-031-720	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: Mountains		
Complex/Subdiv: MALLOWAY VILLAGE		
First Nation Reserve: Tzeachten First Nation		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open, RV Parking Avail.**
Driveway Finish: **Aggregate**
Dist. to Public Transit: **2 blocks** Dist. to School Bus:
Title to Land: **Leasehold not prepaid-Strata** Land Lease Expiry Year: **2116**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Geothermal, Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **LOT 777, PLAN 111098CLSR, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Club House**

Site Influences: **Adult Oriented, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Microwave, Security - Roughed In, Vacuum - Roughed In, Vaulted Ceiling**

Finished Floor (Main):	1,260	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Den	10'11 x 10'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'6 x 9'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	15'10 x 8'5			x	Main 4
Finished Floor (Basement):	0	Main	Living Room	14'10 x 9'8			x	
Finished Floor (Total):	1,260sq. ft.	Main	Bedroom	11'4 x 9'10			x	
Unfinished Floor:	0	Main	Primary Bedroom	15'7 x 10'8			x	
Grand Total:	1,260sq. ft.	Main	Walk-In Closet	5'2 x 4'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	5'4 x 4'3			x	
							x	
							x	
							x	
							x	

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: **4'** # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee: **\$205.13**
ByLaw Restrictions: **Age Restrictions, Pets Allowed w/Rest.**

Listing Broker(s): **Royal LePage - Wolstencroft**

Freedom is calling, & it's here at Malloway Village! This welcoming adult-oriented complex is the perfect place for professionals, empty nesters, retirees, & snowbirds alike. Featuring RV PARKING, full driveway, & double wide garage w/EV charger capabilities. This open-concept 2-Bed + Den RANCHER features high ceilings throughout, a 12' vaulted ceiling, geothermal heat & AC, added laundry room sink, plus upgraded appliances. The home is prewired for a security system & hottub, & roughed in for a built-in vacuum. Featuring a large insulated crawl space for all your storage needs. Enjoy all these features & more while savouring the picturesque mountain views of South Sardis. You'll love this safe community close to hiking & fishing, a stone's throw away from shops, restaurants, & services.