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www.mitten-realty-services.com



#8 – 45377 South Sumas Road, Sardis

\$488,800.00

Fantastic 3 Bedroom, 3 Bath, 2,163 Square Foot End-Unit Townhome Desirable Location With Fenced Rear Yard With No Neighbors Behind

2,163 Square foot, 3 bedroom, 3 bathroom, air conditioned, end unit townhome with a private fenced patio and rear yard with no neighbors behind is a must see! Boasting a spacious open plan with entertainment sized great room with attractive laminate floors, gas fireplace and a patio door to the private, fenced rear yard and patio with a natural gas BBQ outlet. Gorgeous island kitchen with maple cabinets, attractive backsplash and newer appliances and adjoining dining room. Two piece powder room on the main floor. Upper level with laundry room featuring new washer and dryer, 3 bedrooms and 2 bathrooms including very spacious master bedroom with a walk-in closet and 3 piece ensuite. Basement with updated recreation room with laminate floors and rough in plumbing. Parking for 3 vehicles with a double side by side garage and 1 additional parking spot. End unit in small 8 unit complex boasts a terrific location backing onto playing fields.

Doug, Bonnie or David Mitten



604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Entrance Hall: 6'5 x 5'11

Great Room: 18'2 x 12'11



Kitchen: 11'5 x 9'2



2 Piece Powder Room



Dining Room: 9'9 x 8'10



UPPER LEVEL: 933 Square Feet

Master Bedroom: 18'11 x 14'11



3 Piece Ensuite



Walk-in Closet: 7'5 x 5'5

Laundry Room: 6'3 x 5'8



Bedroom: 12'2 x 9'9



Bedroom: 13' x 10'4



Main Bathroom:



BASEMENT LEVEL: 607 Square Feet

Recreation Room: 21'8 x 18'8



Double Side x Side Garage:



FEATURES OF THIS FINE HOME:

- 🏡 **2,163 Square Foot, 3 Bedroom, 3 Bathroom Family Townhome.**
- 🏡 **Air Conditioned, End Unit Townhome With A Private Fenced Patio And Rear Yard With No Neighbors Behind.**
- 🏡 **Boasting A Spacious Open Plan With Entertainment Sized Great Room, Attractive Laminate Floors, Gas Fireplace As Well As A Patio Door To The Private, Fenced Rear Yard And Patio With A Natural Gas BBQ Outlet**



- 🏡 **Gorgeous Island Kitchen With Maple Cabinets, Attractive Backsplash And Newer Appliances And Adjoining Dining Room.**
- 🏡 **2 Piece Powder Room On The Main Floor.**
- 🏡 **Upper Level With Laundry Room Featuring New Washer And Dryer, 3 Bedrooms And 2 Bathrooms Including Very Spacious Master Bedroom With A Walk-In Closet And 3 Piece Ensuite.**
- 🏡 **Basement With Updated Recreation Room With Laminate Floors And Rough In Plumbing.**
- 🏡 **Parking For 3 Vehicles With A Double Side By Side Garage And 1 Additional Parking Spot.**
- 🏡 **End Unit In Small 8 Unit Complex Boasts A Terrific Location Backing Onto Playing Fields.**
- 🏡 **Strata Fees: \$175.00**
- 🏡 **Taxes: \$2,285.54 (2018)**



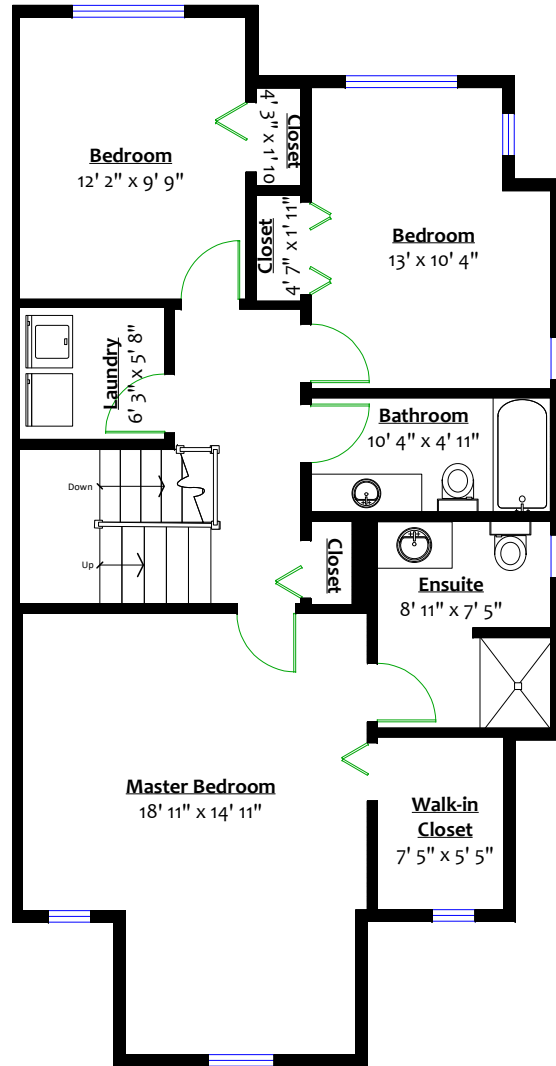
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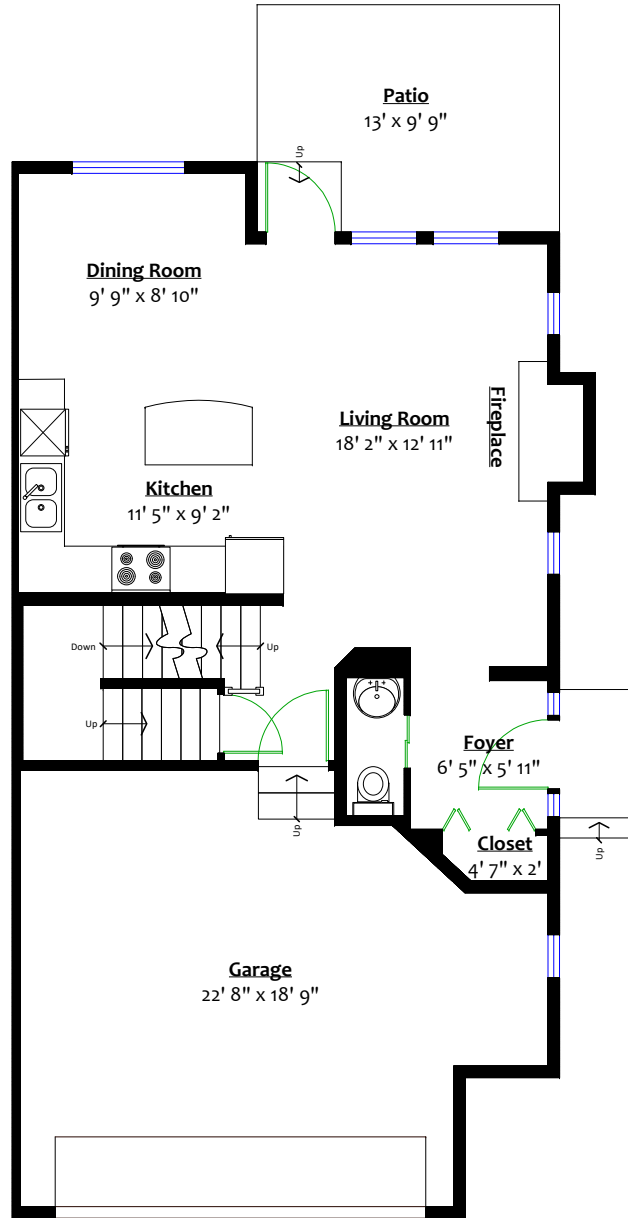
The Mitten

REAL ESTATE TEAM

Doug, Bonnie & David Mitten



UPPER LEVEL
Floor Area: 933 Sq. Ft.

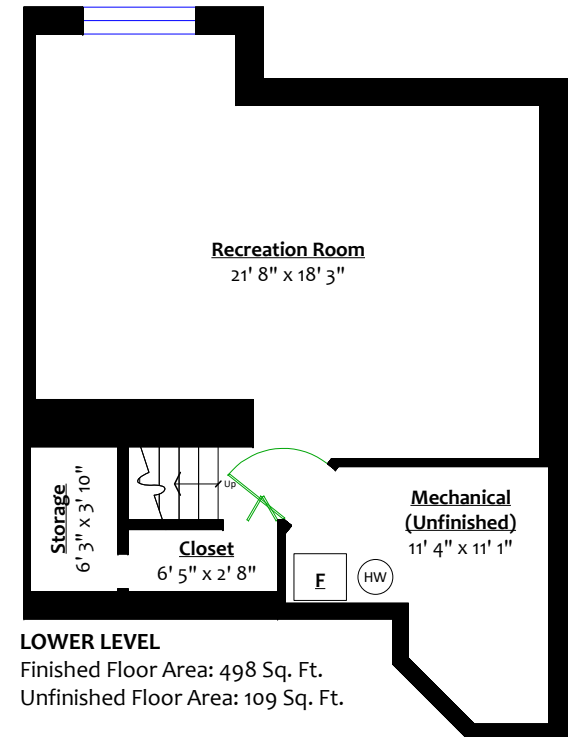


MAIN LEVEL
Floor Area: 623 Sq. Ft.

#8 – 45377 South Sumas Road, Chilliwack, B.C.

Totals**

Main Level:	623 sq. ft.	Garage:	389 sq. ft.
Upper Level:	933 sq. ft.	Patio:	127 sq. ft.
Lower Level:	498 sq. ft.	Total:	516 sq. ft.
Total (fin.):	2,054 sq. ft.		
Lower Level (UF):	109 sq. ft.		
Grand Total:	2,163 sq. ft.		



LOWER LEVEL
Finished Floor Area: 498 Sq. Ft.
Unfinished Floor Area: 109 Sq. Ft.

