



Presented by:
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Active
R2545995
 Board: H
 House/Single Family

5637 KATHLEEN DRIVE

Sardis
 Vedder S Watson-Promontory
 V2R 3C4

Residential Detached

\$799,000 (LP)

(SP)



Sold Date:	Frontage (feet):	52.00	Original Price: \$799,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1992
Depth / Size: 98.4	Bathrooms:	3	Age: 29
Lot Area (sq.ft.): 5,166.00	Full Baths:	3	Zoning: R1-A
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,187.82
Rear Yard Exp: East			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 015-914-232
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 21, PLAN NWP85018, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Storage Shed, Stove, Vacuum - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 11'9	Below	Office	11'6 x 9'			x
Main	Dining Room	11'3 x 8'9	Below	Flex Room	11'5 x 11'2			x
Main	Kitchen	13'2 x 9'9	Below	Laundry	11'5 x 6'11			x
Main	Nook	10'3 x 7'11			x			x
Main	Family Room	15'7 x 11'6			x			x
Main	Master Bedroom	12'3 x 11'11			x			x
Main	Bedroom	11' x 9'2			x			x
Main	Bedroom	11' x 8'11			x			x
Below	Bedroom	18'11 x 11'9			x			x
Below	Bedroom	11'6 x 9'7			x			x

Finished Floor (Main):	1,351	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,087	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Below	3	No	Pool:
Finished Floor (Total):	2,438 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5			No	Grg Dr Ht:
Grand Total:	2,438 sq. ft.	Basement: Fully Finished, Separate Entry	6			No	
			7			No	
			8			No	

Listing Broker(s): **Performance Power Play Realty**

Beautiful 2,438sqft home on 5,166sqft lot with 5 beds, an office (could be 6th bedroom) + a flex space & 3 full baths. The main floor features 3 beds + 2 full baths, living room, dining room, a family room and kitchen with an eating nook. Downstairs has 2 beds + a rec room, a flex space + a recently renovated 1 full bath. Parking in the double garage + 2 more in the driveway. Located in a desirable neighbourhood next to Garrison Crossing, close to shopping, walk to parks, trails along the river, schools, including the UFV Chilliwack Campus and just 10 minutes to Cultus Lake. View the floor plan, virtual tour and book your showing.