

FOR SALE



93 – 45900 South Sumas Road

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com



Don Munro Personal
Real Estate Corporation





Legal: Lot 259 – 103 PLAN CLSR103248
TZEACHTEN #13

PID: 903-021-313

Taxes: \$4,910.87 (2020)

Lot Size: 4,080 Sq. Ft.

House Size: +/-2,672 Sq. Ft.
2+ Bedrooms, 3 Bathrooms

Additional Fees: \$162 SF + \$249.31 HOC

Year Home Built: 2016

Zoning: RSV3

PRICE: \$699,000



Kitchen



Living Room

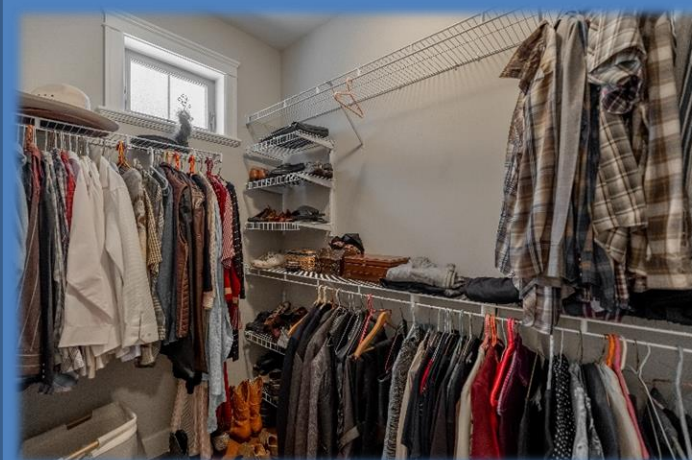


Dining Room



Laundry Room

Office/Den



Master Bedroom, En-suite & Walk-in Closet



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Family Room



Second Bedroom Room



Possible Third Bedroom



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GROSS INTERNAL AREA
 FLOOR 1: 1309 sq. ft. 122 m², FLOOR 2: 1447 sq. ft. 134 m²
 EXCLUDED AREAS: PORCH: 33 sq. ft. 3 m²
 GARAGE: 464 sq. ft. 43 m²
 TOTAL: 2756 sq. ft. 256 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Evergreen by Ensley is one of the most prestigious +45 strata locations in the Sardis area of Chilliwack. This +/- 2,672 Sq. Ft. 2+ Bedroom home is a stunning property and features many upgrades including air conditioning, upscale appliances, accessibility for those with difficulty walking (with chair lift on stairs), custom cabinetry with quartz countertops, large walk-in pantry and an open concept plan. Perfect for entertaining as visitor parking is just steps away and the view from the private rear patio is amazing. All this and moments from many amenities including golfing, shopping and much more.



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About Chilliwack

As part of the Greater Vancouver/Lower Mainland Economic Region, Chilliwack enjoys some of the same benefits as Vancouver: Canada's low cost dollar, proximity to major markets (the Pacific Rim), and easy access to the United States. Even with all these benefits, Chilliwack has more to offer with a lower cost of living and competitive labour, energy, land and housing costs. With a growing population of 92,308, an ever-expanding infrastructure of leisure facilities, a mild climate, a vast array of recreational opportunities, shopping, arts and culture and a continuously growing education district (Canada Education Park), Chilliwack is fast becoming the destination of choice for many new businesses and residents. In fact, major corporations, like Molson Coors Factory, Convergys, Kal-Tire, IMW Industries, Rogers Foods, Ritchie Bros. Auctioneers and Coast Hotels and Resorts have discovered these competitive advantages and have chosen to establish operations in Chilliwack. Competitive costs, combined with a strong economy and a superb quality of life, make Chilliwack one of the best places in the world to locate a business.



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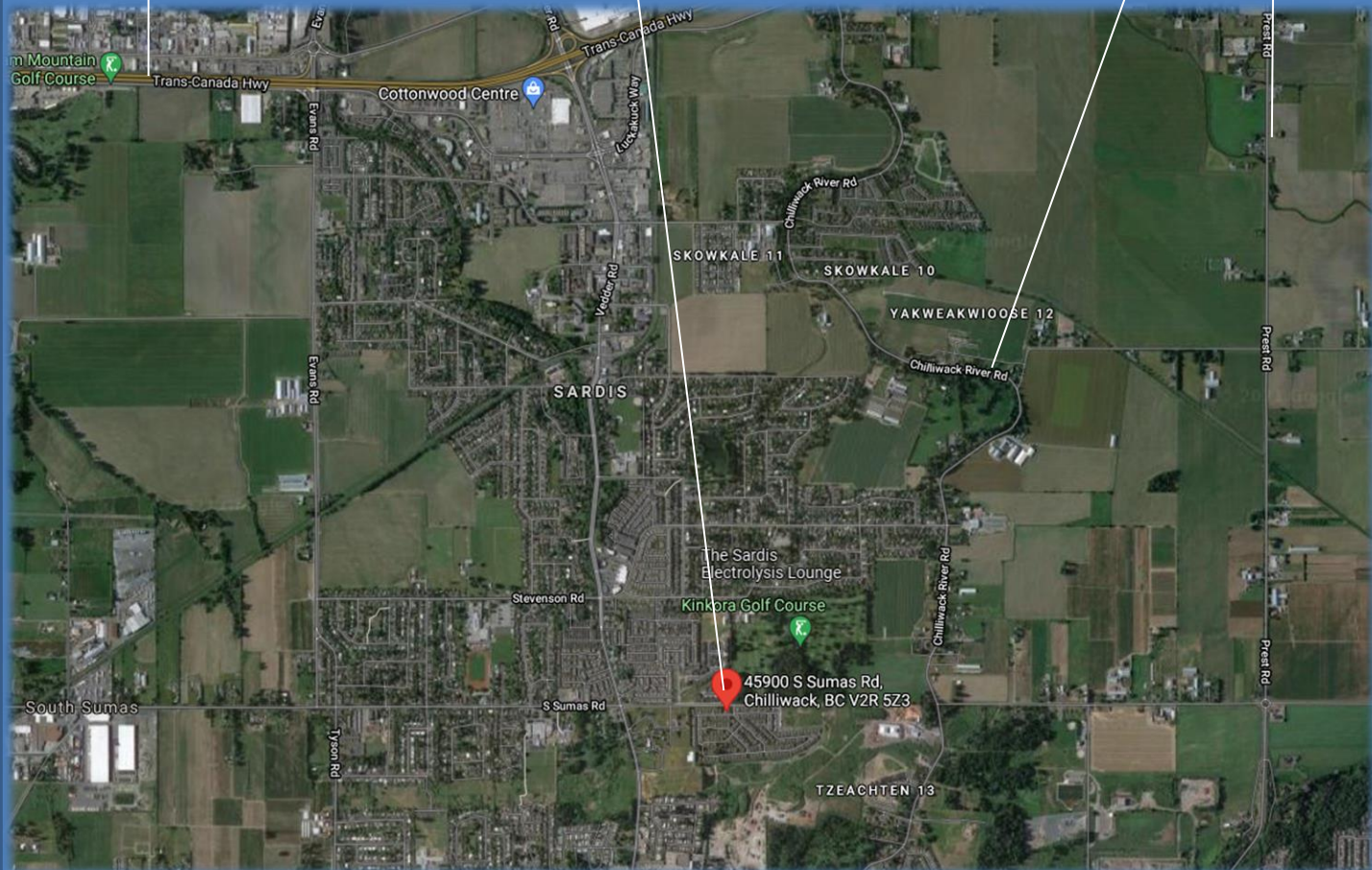
93-45900 South Sumas Road

Trans Canada Highway



Chilliwack River Road

Prest Road



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