

23-5805 SAPPER'S WAY

LIVING AREA: 1,213 SQFT | MAINTENANCE FEE: \$376.35
BEDROOM: 2 | BATHROOM: 2



Discover serenity at Forest Trails in Garrison Crossings with this charming 2-bed, 2-bath end-unit townhouse. Nestled among mature trees, enjoy unparalleled privacy in a park-like setting. The Georgian-Heritage style home features a modern kitchen, cozy fireplace, and a delightful patio. Upstairs, find 2 bedrooms, laundry, and ample storage. The spacious double-tandem garage offers covered parking for 2 cars plus the potential for a 3rd bedroom or rec room, with the driveway adding a 3rd parking space. With beautiful flooring, trendy lighting, and a tandem garage, luxury meets convenience. Embrace the Garrison Crossing lifestyle, steps from Rotary Trail and Cultus Lake.



604-704-8551
elevationrealestate.ca

elevation RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





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REAL ESTATE GROUP

WALK SCORE

Walk Score
69

Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score
40

Some Transit
A few nearby public transportation options.

Bike Score
75

Very Bikeable
Biking is convenient for most trips.

COMMUTE to downtown Chilliwack

 13 min

 31 min

 28 min

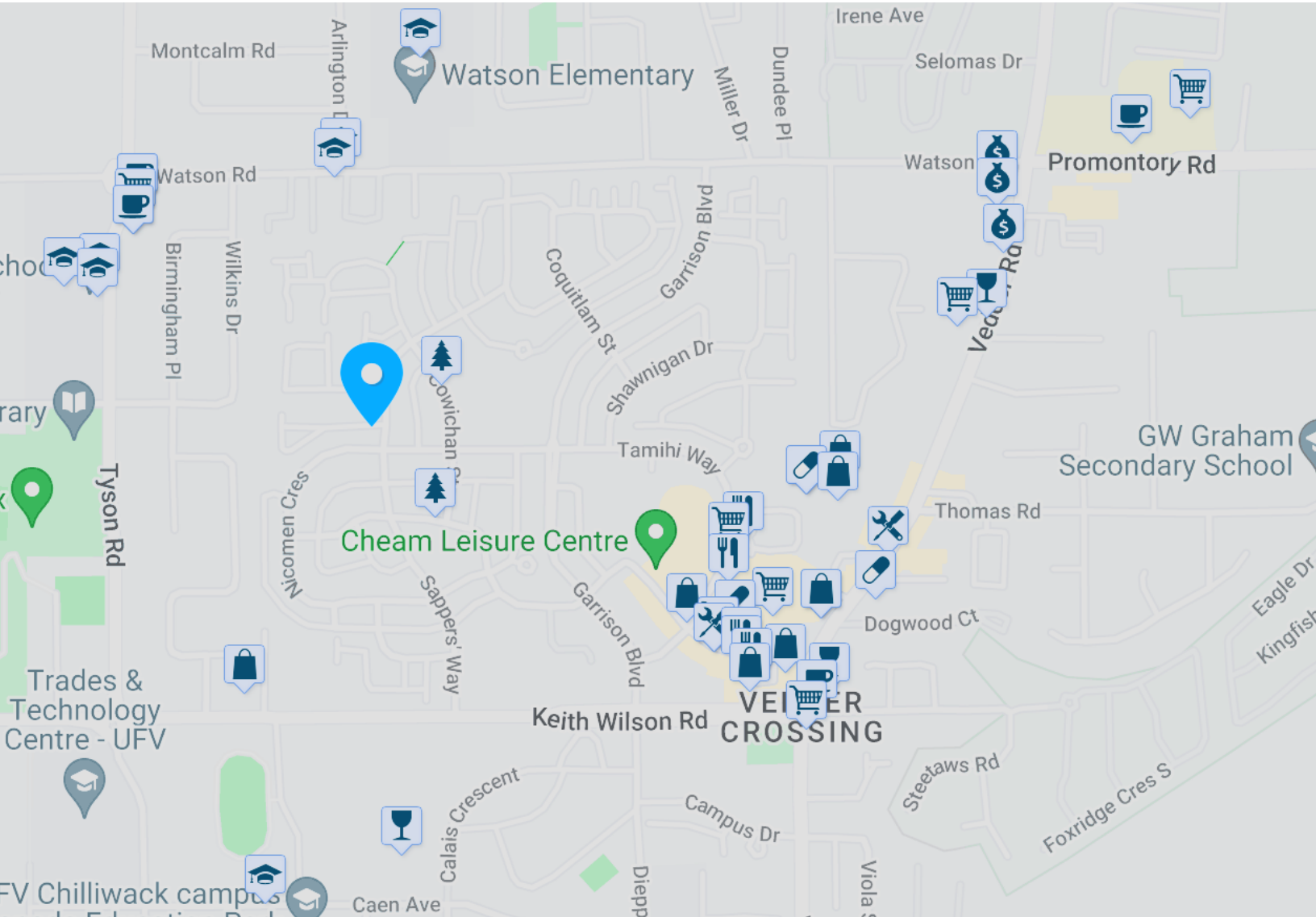
 60+ min

SCHOOL CATCHMENT

Watson Elementary (K- 6)
45395 Watson Road
Chilliwack V2R 2H5
604-858-9477

Mount Slesse Middle School (7 - 9)
5871 Tyson Road
Chilliwack V2R 3R6
604-8240-7481

Sardis Secondary (10 - 12)
45460 Stevenson Road
Chilliwack V2R 2Z6
604-858-9424



604-704-8551

info@elevationrealestate.ca
www.elevationrealestate.ca

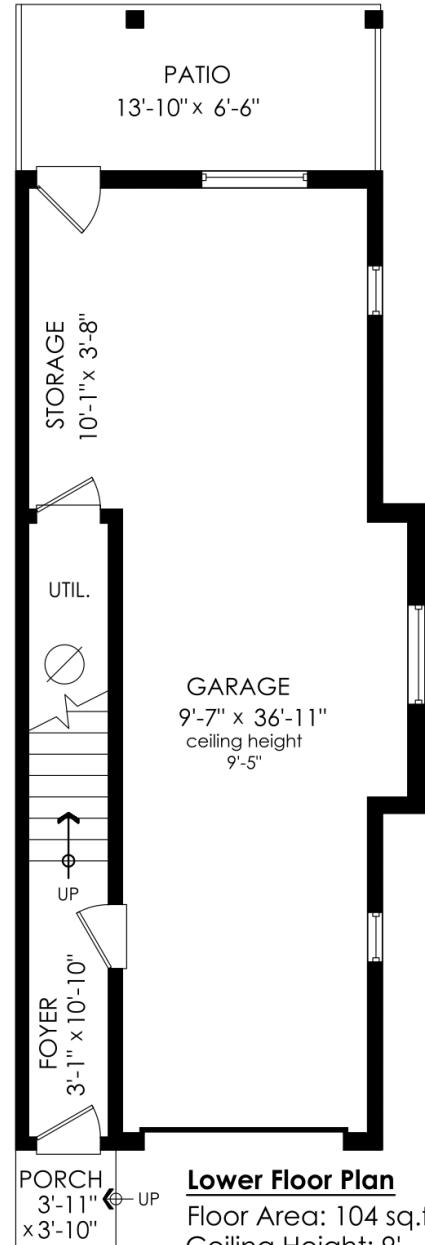
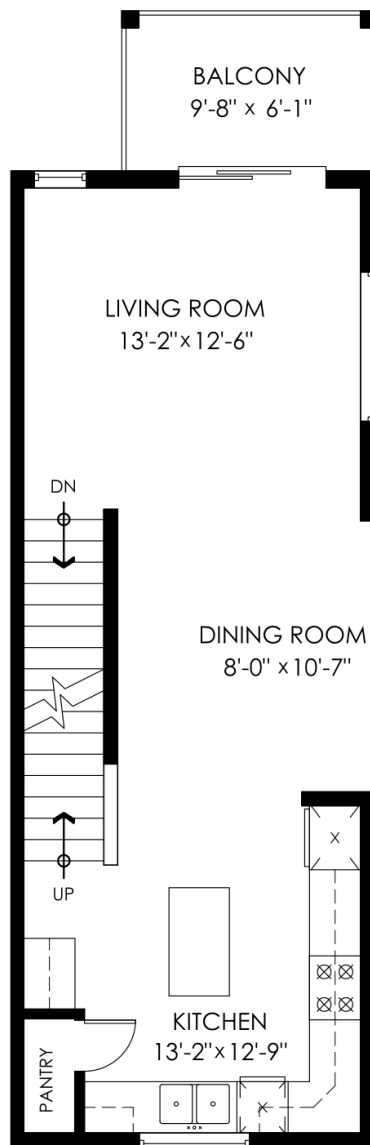
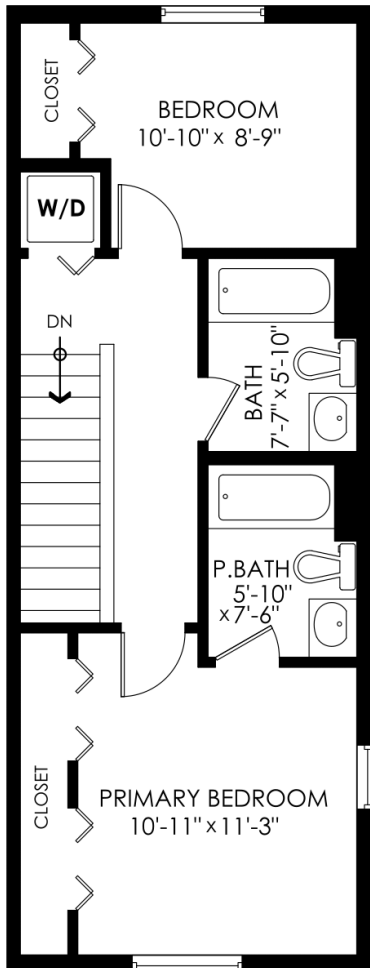
Main Floor: 568 sq.ft.
Upper Floor: 541 sq.ft.
Lower Floor: 104 sq.ft.
Total Livable: 1,213 sq.ft.

Garage: 464 sq.ft.
Grand Total: 1,677 sq.ft.

Patio: 90 sq.ft.
Balcony: 59 sq.ft.
Porch: 15 sq.ft.
Total Extras: 164 sq.ft.



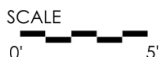
Scan QR Code
to view Virtual
Walkthrough



TREELAND
REALTY



ALL THE RAGE
CREATIVE



MEASURED ON: (2024-04-16)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

Active
R2871850
 Board: H
 Townhouse

23 5805 SAPPERS WAY

Sardis
 Garrison Crossing
 V2R 0L7

Residential Attached

\$589,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **2**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage:
 Flood Plain: **No** P.I.D.: **027-681-785**
 View: **No**
 Complex / Subdiv: **Forest Trails at Garrison Crossing**

Original Price: **\$589,900**
 Approx. Year Built: **2008**
 Age: **16**
 Zoning: **CD-9**
 Gross Taxes: **\$2,317.59**
 For Tax Year: **2023**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

First Nation Reserve:

Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **2** Covered Parking: **1** Parking Access:

Parking: **Garage; Single, Tandem Parking**

Dist. to Public Transit: **N/A**

Dist. to School Bus: **10 min walk**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures :

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Fixtures Rmvd: :

Floor Finish: **Laminate, Tile, Carpet**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 23, PLAN BCS3021, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main): **568**
 Finished Floor (Above): **541**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **104**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,213 sq. ft.**
 Unfinished Floor: **0**

Grand Total: **1,213 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1**

of Levels: **3**
 # of Rooms: **6**

Units in Development:
 Exposure: **East**
 Mgmt. Co's Name: **Homelife Advantage Realty Ltd.**
 Maint Fee: **\$376.35**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **44** Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-858-7368**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed: **100%**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'2 x 12'6			x	1	Above	4	No
Main	Dining Room	8' x 10'7			x	2	Above	4	Yes
Main	Kitchen	13'2 x 12'9			x	3			No
Above	Primary Bedroom	10'11 x 11'3			x	4			No
Above	Bedroom	10'10 x 8'9			x	5			No
Below	Storage	10'1 x 3'8			x	6			No
		x			x	7			No
		x			x	8			No

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MARK DANA

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RE/MAX Treeland Realty

