

168-6001 PROMONTORY RD

2 BEDROOM | 2 BATHROOM

LOT SIZE: 4,240 SQFT | LIVING AREA: 1,402 SQFT



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MARK DANA *PREC
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RE/MAX TREELAND REALTY

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

WELCOME TO PROMONTORY LAKE ESTATES!

Excellent retirement 1402 sq ft 2 bedroom plus a den rancher in sought after Promontory Lake Estates. Featuring a very spacious living room with a gas fireplace and a formal dining area. Bright kitchen with breakfast nook, sliding glass doors opens to the sunny 12' x 20' covered deck. Central air conditioning, high efficiency furnace, roof replaced in 2013. Master bedroom w/double closets and 3 piece ensuite with a full size shower. 8' x 10' storage shed & fully fenced back yard. Promontory Lake Estates is an Adult (45+) gated community with Block Watch & an active Club House. Pets are allowed (size restrictions).

WALK SCORE



Car-Dependent
Most errands require a car

COMMUTE to downtown Chilliwack



19 min



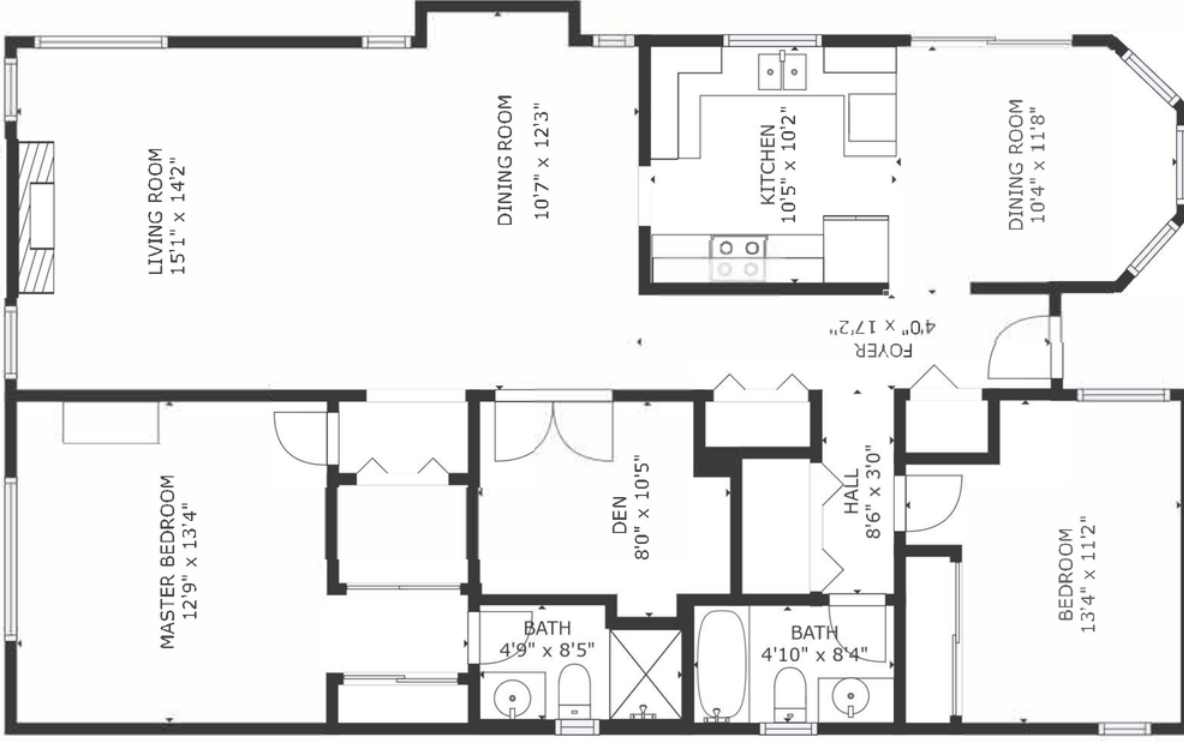
32 min



60+ min







FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1402 sq. ft
 TOTAL: 1402 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Presented by:
Mark Dana - PREC

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elevation

Active

R2566896

Board: H

House/Single Family

168 6001 PROMONTORY ROAD

Sardis
Sardis East Vedder Rd
V2R 3E3

Residential Detached

\$525,000 (LP)

(SP) **M**



Sold Date: Frontage (feet): **41.20** Original Price: **\$525,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1992**
Depth / Size: **91.86** Bathrooms: **2** Age: **29**
Lot Area (sq.ft.): **4,240.00** Full Baths: **2** Zoning: **RSV3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,470.58**
Rear Yard Exp: **Northwest** For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **902-004-153**
Tour: [Virtual Tour URL](#)

View: **No :**
Complex / Subdiv: **Promontory Lake Estates**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: Rancher/Bungalow	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Vinyl	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: First Nations Lease		
Rain Screen:	Property Disc.: No		
Renovations:	PAD Rental:		
# of Fireplaces: 1	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Water Supply: City/Municipal	Floor Finish: Laminate, Tile, Wall/Wall/Mixed		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			
Reno. Year:			
R.I. Plumbing:			
R.I. Fireplaces:			
Metered Water:			

Legal: **LOT 168 CLSR 74927 TZEACHTEN IR #13**

Amenities: **Air Cond./Central, Club House, In Suite Laundry, Wheelchair Access**

Site Influences: **Adult Oriented, Gated Complex, Private Yard, Retirement Community**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 10'2			x			x
Main	Eating Area	9'10 x 11'11			x			x
Main	Dining Room	10'7 x 12'3			x			x
Main	Living Room	15'1 x 14'2			x			x
Main	Den	10'5 x 8'			x			x
Main	Master Bedroom	12'9 x 13'4			x			x
Main	Foyer	4'1 x 7'4			x			x
Main	Bedroom	13'4 x 11'2			x			x
Main	Laundry	5'6 x 2'10			x			x
		x			x			x

Finished Floor (Main): 1,402	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3			No	Pool:
Finished Floor (Total): 1,402 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5			No	Grg Dr Ht:
Grand Total: 1,402 sq. ft.	Basement: Crawl	6			No	
	Beds not in Basement: 2	7			No	
		8			No	

Listing Broker(s): **RE/MAX Treeland Realty**

Century 21 Creekside Realty

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