

31-47042 MACFARLANE PLACE

SOUTHRIDGE HEIGHTS

3 BEDROOM | 3 BATHROOM | LIVING AREA: 2,043 SQFT



Welcome to the popular community of South Ridge Heights! Located on the top of Promontory, this 3 bdrm, 3 bthrm home plus den has an open design with amazing kitchen, quartz countertops, SS appliances and large island. The patio/backyard is fenced and located just off the kitchen for bbq convenience, kids and pets. The living room with gas fireplace leads to its own deck with an amazing valley view! Upstairs features a master bdrm with a large 5-piece ensuite, walk-in closet and balcony with view. Two more bdrms and laundry complete the upstairs. Large side-by-side double garage has room for your cars, bikes and storage. Call today to view!



604-614-6401
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elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA
PERSONAL REAL ESTATE CORPORATION

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





WALK SCORE



Car-Dependent

Almost all errands require a car.



Minimal Transit

It is possible to get on a bus.



Somewhat Bikeable

Minimal bike infrastructure.

SCHOOL CATCHMENT

Promontory Heights Elementary (K-6)

46200 Stoneview Drive,
Chilliwack BC, V2R 5W8
Phone: 604.824.4885

GW Graham Secondary School (7-12)

45955 Thomas Road,
Chilliwack BC, V2R 0B5
Phone: 604.847.0772

COMMUTE Downtown Chilliwack



20 min



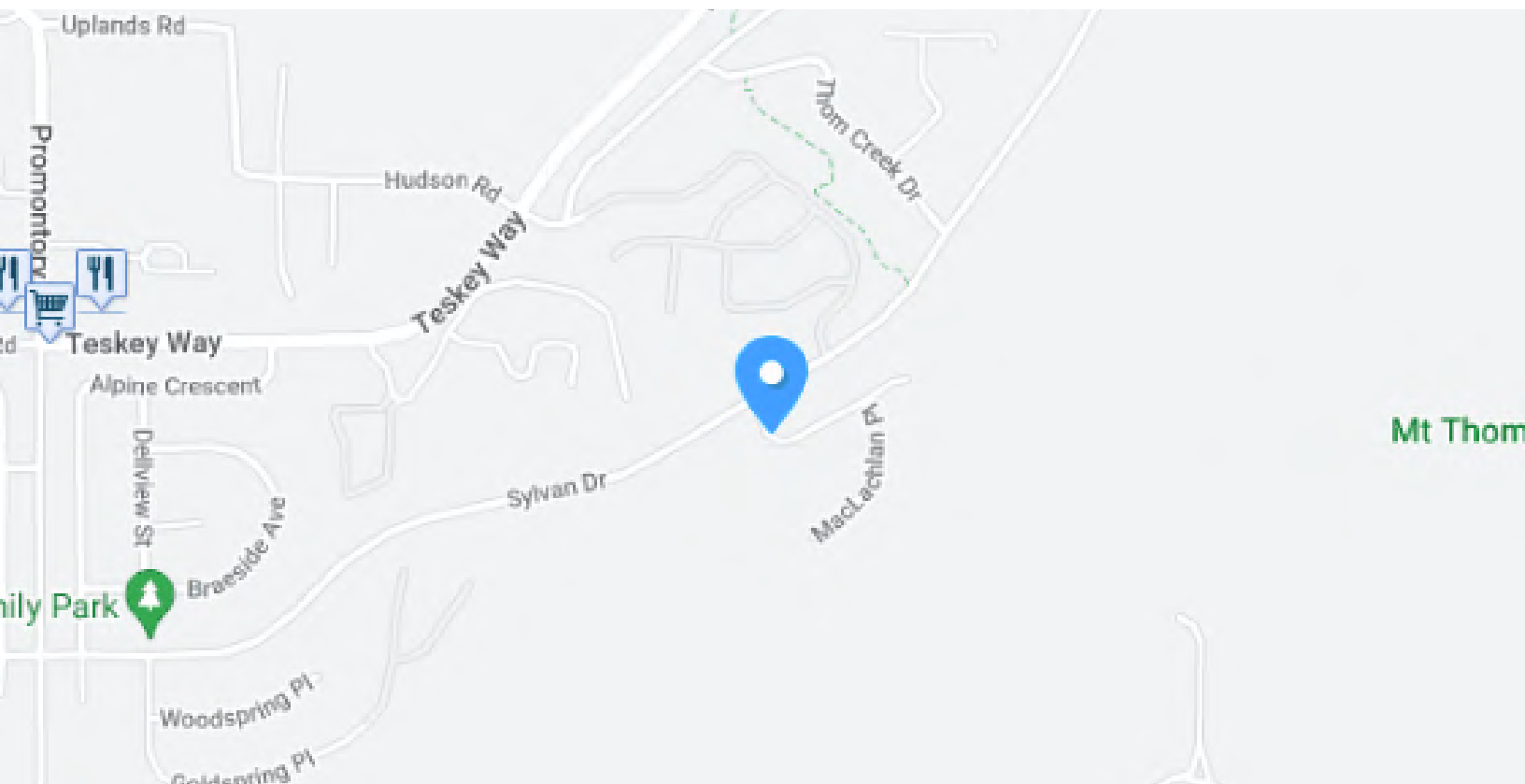
36 min



48 min



60 min



604-704-8551

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Scan
QR Code
to view
Virtual
Walk-thru

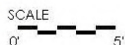
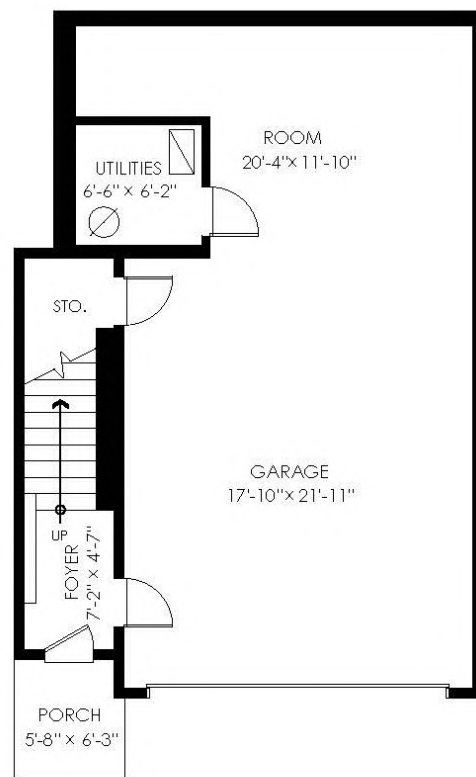
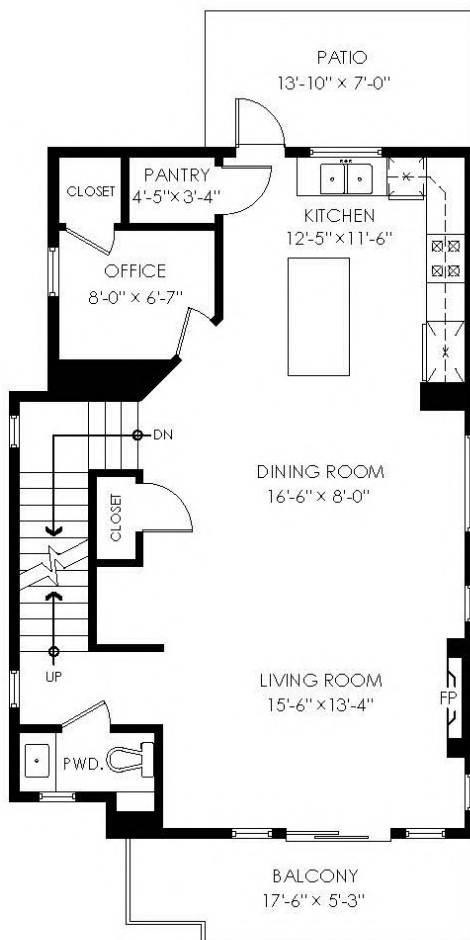
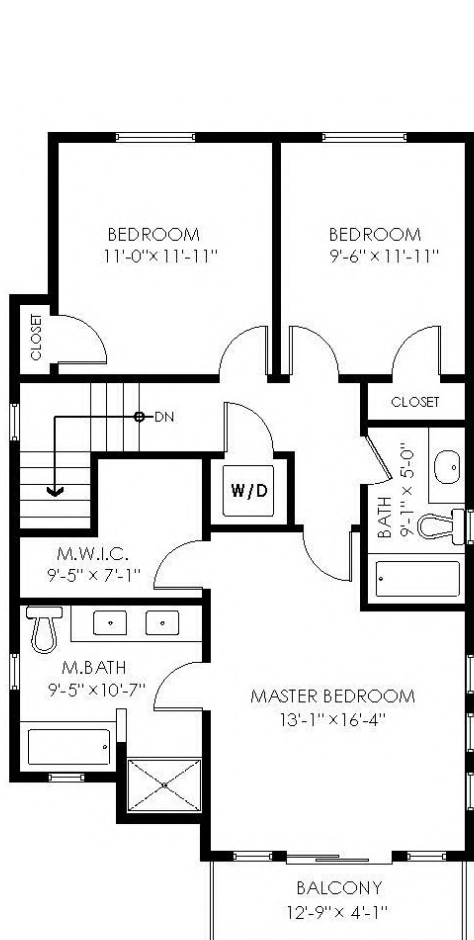
**31-47042 MacFarlane Pl,
Chilliwack**

Main Floor:	809 sq.ft.
Upper Floor:	842 sq.ft.
Entry Floor:	392 sq.ft.
Total Livable:	2,043 sq.ft.

Garage:	413 sq.ft.
Grand Total:	2,456 sq.ft.

Patio:	97 sq.ft.
Balconies:	140 sq.ft.
Porch:	34 sq.ft.
Total Extras:	271 sq.ft.

Ceiling Height:	8'-0"
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MEASURED ON: (2022-05-11)

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.

R2692563Board: H
Townhouse**31 47042 MACFARLANE PLACE**Sardis
Promontory
V2R 0P3

Residential Detached

\$859,900 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$859,900**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2016**
 Frontage(feet): Bathrooms: **3** Age: **6**
 Frontage(metres): Full Baths: **2** Zoning: **R3-A**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$2,820.91**
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.00** P.I.D.: **030-292-620** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: [Virtual Tour URL](#)
 View: **Yes: Mountains and Valley View**
 Complex/Subdiv: **Southridge Heights**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**
 Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Visitor Parking**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **5 Minutes**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing: Fixtures Rmvd: **:**

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

Legal: **STRATA LOT 40 SECTION 5 TOWNSHIP 26 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2140 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, Playground**Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	809	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	842	Main	Living Room	15'6" x 13'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'6" x 8'			x	Main 2
Finished Floor (Below):	392	Main	Kitchen	12'5" x 11'6"			x	Above 5
Finished Floor (Basement):	0	Main	Pantry	4'5" x 3'4"			x	Above 4
		Main	Den	8' x 6'7"			x	
Finished Floor (Total):	2,043sq. ft.	Above	Master Bedroom	13'1" x 16'4"			x	
Unfinished Floor:	0	Above	Walk-In Closet	9'5" x 7'1"			x	
Grand Total:	2,043sq. ft.	Above	Bedroom	11' x 11'11"			x	
		Above	Bedroom	9'6" x 11'11"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	7'2" x 4'7"			x	
Suite:None		Below	Utility	6'6" x 6'2"			x	
Basement:Fully Finished		Below	Flex Room	20'4" x 11'10"			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?:
 # of Kitchens: **1** # of Rooms: **12** MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed** Maint. Fee: **\$251.00**

elevation 
 REAL ESTATE GROUP

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