

27-45090 LUCKAKUCK WAY

SPRINGFIELD PLACE

3 BEDROOM | 3 BATHROOM | LIVING AREA: 1,776 SQFT



Welcome to Springfield Place! A family-friendly complex with a new roof in 2021! This 3 level 3 bedroom 3 bathroom home features a new central AC and new furnace, central vacuum and has been freshly painted throughout! Kitchen, eating area and living room with gas fireplace and 2 pc bathroom on the main. Upstairs is the master bedroom with a walk-in closet, laundry chute and 3 piece ensuite and 2 additional bedrooms. Large family room downstairs also has a gas fireplace and leads out to the private backyard. Large garage can fit a full size pickup. A great location within the complex and close to schools, Hwy 1 and all amenities. Call to view today!



604-614-6401
mark@elevationrealestate.ca

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

SCHOOL CATCHMENT

Walk Score

21

Car-Dependent

Almost all errands require a car.

Evans Elementary School (K-6)

7600 Evans Road.
Chilliwack, BC, V2R 1L2
Phone: 604.858.3057

Transit Score

41

Some Transit

A few nearby public transportation options.

Vedder Middle School (7-9)

45560 South Sumas Road,
Chilliwack, BC, V2R 1S3
Phone: 604.858.7141

Bike Score

71

Very Bikeable

Biking Is convenient for most trips.

Sardis Secondary School (9-12)

45460 Stevenson Road,
Chilliwack BC, V2R 2Z6
Phone: 604.858.9424

COMMUTE Downtown Chilliwack.



5 min



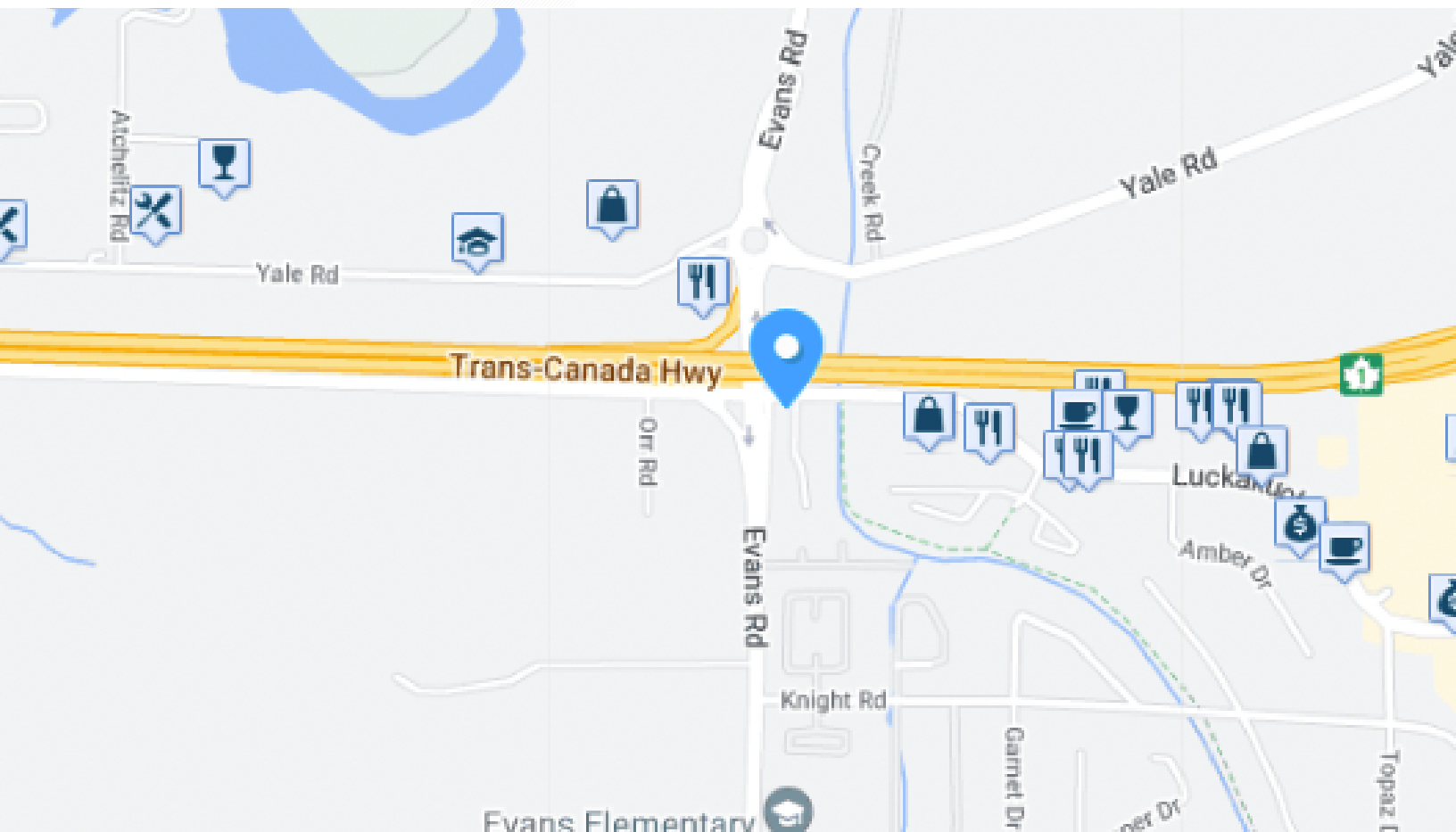
11 min



19 min



40 min



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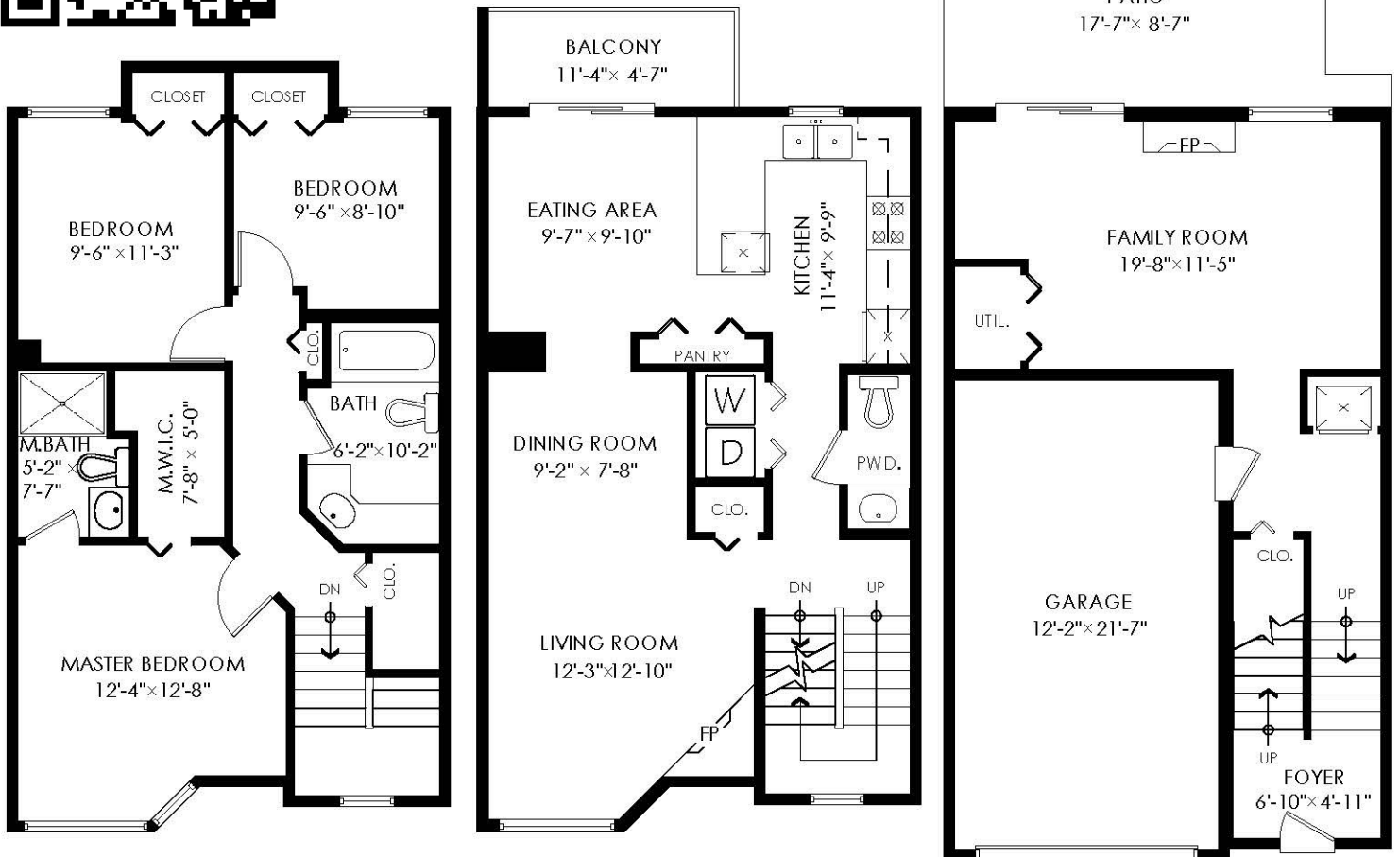
Scan QR Code
to view
Virtual
Walkthrough

27-45090 Luckakuck Way Chilliwack

Main Floor:	661 sq.ft.
Upper Floor:	683 sq.ft.
Lower Floor:	432 sq.ft.
Total Livable:	1,776 sq.ft.

Garage:	280 sq.ft.
Grand Total:	2,056 sq.ft.

Patio:	155 sq.ft.
Balcony:	53 sq.ft.
Total Extras:	208 sq.ft.



Upper Floor Plan

Floor Area: 683 sq.ft.

Ceiling Height: 8'

Main Floor Plan

Floor Area: 661 sq.ft.

Ceiling Height: 8'-1"

Lower Floor Plan

Floor Area: 432 sq.ft.

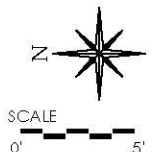
Ceiling Height: 8'-1"



TREELAND
REALTY



ALL THE RAGE
CREATIVE



MEASURED ON: (2022-09-06)

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
R2722366
 Board: H
 Townhouse

27 45090 LUCKAKUCK WAY

Sardis
 Sardis West Vedder
 V2R 3Z5

Residential Attached

\$553,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$553,900**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **1996**
 Frontage(feet): Bathrooms: **3** Age: **26**
 Frontage(metres): Full Baths: **2** Zoning: **R4**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$1,703.27**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: **No** P.I.D.: **023-304-294** Tax Inc. Utilities?: **No**
 View: **Yes Mountains** Tour: [Virtual Tour URL](#)
 Complex / Subdiv: **Springfield Place**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplac... **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Gas - Natural** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**
 Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, Visitor Parking**
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Lease... :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed, Other**

Legal: **STRATA LOT 27 DISTRICT LOTS 77 AND 821 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1574TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Finished Floor (Main): 661	Units in Development: 41	Tot Units in Strata: 1	Locker: No
Finished Floor (Above): 683	Exposure:	Stores in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Steadfast Properties LTD.	Mgmt. Co's #: 604-864-6400	
Finished Floor (Below): 432	Maint Fee: \$276.45	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water		
Finished Floor (Total): 1,776 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,776 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: Fully Finished	# or % of Rentals Allowed: 0 #		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'3 x 12'10	Below	Family Room	19'8 x 11'5	1	Main	2	No
Main	Dining Room	9'2 x 7'8			x	2	Above	4	No
Main	Eating Area	9'7 x 9'10			x	3	Above	3	Yes
Main	Kitchen	11'4 x 9'9			x	4			No
Above	Master Bedroom	12'4 x 12'8			x	5			No
Above	Walk-In Closet	7'8 x 5'0			x	6			No
Above	Bedroom	9'6 x 11'3			x	7			No
Above	Bedroom	9'6 x 8'10			x	8			No

elevation 
 REAL ESTATE GROUP

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