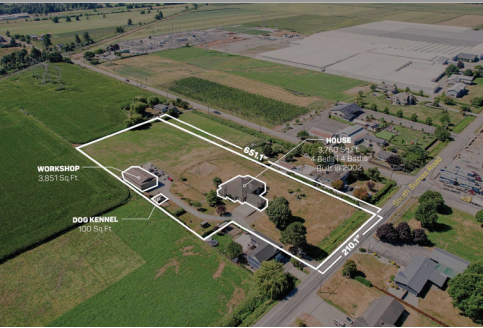


**Active** **44048 SOUTH SUMAS ROAD** **\$2,297,000 (LP)**  
**R2807175** Sardis (SP)  
 Board: H, Detached Sardis South  
 House with Acreage V2R 4B1

Days on Market: **0** List Date: **8/21/2023** Expiry Date: **8/21/2024**  
 Previous Price: **\$0** Original Price: **\$2,497,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST: **0** Approx. Year Built: **2002**  
 Frontage (feet): **210.10** Bedrooms: **4** Age: **21**  
 Frontage (metres): **64.04** Bathrooms: **4** Zoning: **AL**  
 Depth / Size: **651.1** Full Baths: **3** Gross Taxes: **\$5,899.08**  
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2023**  
 Lot Area (acres): **3.87** Rear Yard Exp: **009-247-459** Tour: **Virtual Tour URL**  
 Flood Plain: **No** P.I.D.: **009-247-459**  
 View: **Yes : Mountains**

Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**  
 Sewer Type: **Septic** Water Supply: **City/Municipal**



Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Fenced Yard, Patio(s)**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Triple, Open**  
 Driveway Finish:  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Seller's **Registered Owner**  
 Property Disc.: **No : Provided Upon Acceptance**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Legal: **LOT 2, PLAN NWP10093, DISTRICT LOT 373A, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT; FIRSTLY PCL B REF PL 11216 & SECONDLY, PART SUBDIVIDED BY PL 42883** Municipal Charges  
 Amenities: **Garden, Storage, Workshop Detached** Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Site Influences: **Private Setting, Rural Setting**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	3,760	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	12'4x16'0	Main	Office	12'4 x 13'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Patio	49'5x26'8	Main	Walk-In Closet	10'0 x 9'0	Main 3
Finished Floor (Below):	0	Main	Family Room	19'0x20'3				Main 4
Finished Floor (Basement):	0	Main	Walk-In Closet	5'4x7'11				
Finished Floor (Total):	3,760 sq. ft.	Main	Eating Area	10'3x8'0				
Unfinished Floor:	0	Main	Kitchen	15'8x16'6				Main 3
Grand Total:	3,760 sq. ft.	Main	Bedroom	15'6x13'4				
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'6x12'2				Main 2
Suite: <b>None</b>		Main	Laundry	12'7x11'11				
Basement: <b>None</b>		Main	Dining Room	13'9x17'1				
Crawl/Bsmt. Ht: # of Levels: <b>1</b>		Main	Foyer	11'5x10'1				
# of Kitchens: <b>1</b> # of Rooms: <b>15</b>		Main	Living Room	19'11x20'3				
		Main	Primary Bedroom	17'7x22'11				

Manuf Type: Registered in MHR?: PAD Rental:  
 MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 3:  
 List Desig Agt 1: **Jay Khakh - Phone: 604-418-2937** **jay@farmsinbc.com**  
 List Broker 2: **eXp Realty (Branch) - OFC: 833-817-6506**  
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988** 3:  
 Sell Broker 1:  
 Sell Sales Rep 1: 2: 3:  
 Owner:  
 Commission:

Appointments: **Touchbase**  
 Call: **TOUCHBASE**  
 Phone: **604-418-2937**

Occupancy: **Owner**

Realtor **\*\*PRIVACY - DO NOT SOLICIT.\*\*** All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse our website at [www.farmsinbc.com](http://www.farmsinbc.com).

**3.87 ACRES WITH RANCHER AND WORKSHOP.** Very well kept 3,760 SQFT Rancher Home with over 12' Ceilings, 4 Beds/4 Baths, and 785 SQFT Attached Garage. Workshop is 3,851 SQFT and includes an Office. This building also has Radiant Heating, Air Conditioning, and is roughed in for a Rental Suite upstairs. The Dog Kennel has a dog wash station and heated floors through its own hot water tank, great for large dogs during the winter time. This property is only minutes off the Lickman Road Exit, next to Farmhouse Brewery, and comes with City Water, Natural Gas, and Immaculate Landscaping. Approximately 2 Acres available in the back for your farm venture, or continue to lease it out for Farm Status. Showings by Appointment Only.