SPACIOUS UPDATED RANCHER
45+ GATED COMMUNITY

FAIR REALTY



OFFERED FOR SALE AT
$550,000

106-45918 Knight Rd (Sardis)

Chilliwack, BC V2R 3X4

www.TammyAntrobus.com/106-45918-Knight-Rd



Presented By:

Tammy Antrobus, REALTOR®

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www.tammyantrobus.com

trustworthy, loyal, caring

DISCLOSURE OF REPRESENTATION & RESCISSION PERIOD

If this property suits your needs, please note that as I am the listing Realtor®, I cannot provide you with client services, and if you require client services I am obligated to advise you to seek independent professional advice.

To help you understand what that means for you, please read the brochure below this notice.

Thank you very much for your understanding!

BCFSA BC Financial Services Authority

Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

This real estate professional must tell their client any relevant information you share with them. For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

This real estate professional can only provide you very limited services. Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

THEY CANNOT:

- ✕ give you advice on an appropriate price
- ✕ give you advice about any terms and conditions to include in a contract
- ✕ negotiate on your behalf
- ✕ share any of their client's confidential information with you, like:
  - their minimum/maximum price
  - their reason for buying/selling/leasing.
- ✕ protect your confidential information

THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

Visit us online for information on real estate transactions, ask us a question, file a complaint or an anonymous tip. 1 866 206 3030 | anonymous tipline: 1 833 420 2400 | info@bcfsa.ca / You're Protected bcfsa.ca

CREA WEBForms®

The Real Estate Home Buyer Rescission Period

Under section 42 of the Property Law Act, buyers of residential real property are entitled to rescind (cancel) a Contract of Purchase and Sale by serving a written notice on the seller within the prescribed period and in the prescribed manner. The ability to cancel is called a rescission right.

A buyer cannot waive their rescission right.

A buyer may only exercise their rescision right by serving written notice on the seller within the three (3) buysiness days after the date on which the acceptance of the offer was signed. “Business days” means any day other than a Saturday, a Sunday, or a holiday in British Columbia.

106-45918 Knight Rd, Chilliwack, BC V2R 3X4



Empty nesters? Need a home that fits your lifestyle through retirement. This property and location are hard to beat. Country Park is a 45+ community, fully gated and located minutes to shopping, dining and all other amenities in the heart of Sardis.

This 2-bdrm plus den rancher offers more than 1,700 sq ft and is move-in-ready. It is beautifully updated throughout. The open-concept floor plan has vaulted ceilings in the living and dining rooms, and a spacious kitchen with coffee/wet bar and tons of storage and counter space. Both bathrooms and laundry room have been completely updated as well as the main entranceway.

The spacious primary bedroom has a large walk-in closet and a make-up center and a door out to the covered patio area.

You will enjoy a private, covered, fully fenced back patio with an insulated 8’x10’ storage shed that could be heated if desired.

Updated mechanical system will give you years of worry free living.

FEATURES

INTERIOR
- One level rancher with crawlspace
- Open concept floorplan
- Quality updates throughout
- Vaulted Ceilings

OUTDOOR SPACE
- Fully fenced back yard with large covered patio area
- There are gates that open to both the front and the back
- A front patio off the dining room offers tons of privacy and a place to enjoy a good book

STORAGE/WORKSHOP
- An 8x10 Storage Shed
- Attached workshop off the carport

LOCATION
- A fabulous Sardis location, minutes to shopping, dining, recreation and medical requirements
- Public transit nearby
- Easy Access to Highway 1



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MAIN LIVING SPACES

- Bright, spacious living room with a gas fireplace as your central focal point. It features vaulted ceilings and large windows.
- The dining area is located just off the kitchen and living area providing a comfortable space for enjoying any meal.
- This fabulous kitchen has been designed for maximum style, storage and functionality.
- It boasts good quality appliances, quartz and bamboo countertops, a coffee bar with sink and a huge work space with bar fridge









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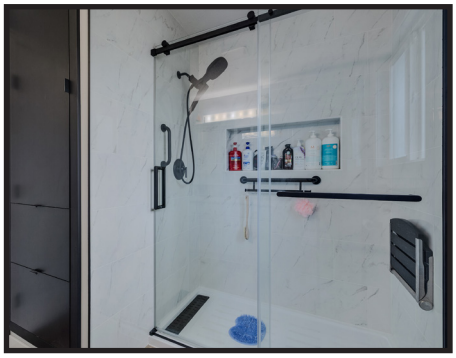


BEDROOMS

PRIMARY / Ensuite

- A large bedroom with a walk-in closet, makeup center and a beautiful ensuite with a spacious walk-in shower





SECOND BEDROOM

- This is a good sized bedroom with an amazing custom closet organizer



DEN

- An excellent sized room that can be used as a bedroom/den/office or all three.





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OTHER LIVING SPACES

LAUNDRY ROOM

- Custom built cabinets surrounding the washer and dryer for mid level-height access
- Excellent well thought out storage for maintaining an organized space.

FOYER / MUDROOM /

- This welcoming entrance way has been insulated and finished with water resistance material
- At the other end you will find space for extra appliances, and a utility cabinet and sink as well as access to the covered back patio

WORKSHOP

- An ideal space for the handiman/ hobbyist.
- Lots of space for your tools and room to work
- Metal cabinets NOT INCLUDED



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PROPERTY SPECIFICATIONS

BEDROOMS / DEN	2+1	**HEAT**	Forced Air Gas Furnace
BATHROOMS	2	**COOLING**	Central A/C
STYLE	Rancher	**TAXES**	$2,748.91 (2026)
FINISHED FLOOR AREA	1,762	**ZONING**	
YEAR BUILT	1996		
OUTBUILDINGS	Single Car Garage / Carport / Storage Shed / Metal Car Shed	**SUB AREA**	Sardis
VIEWS	Mountain View	**WATER**	Municipal
ZONING	RS3	**SEWER**	Municipal
TITLE	First Nations Lease	**LEASE EXPIRY**	2041









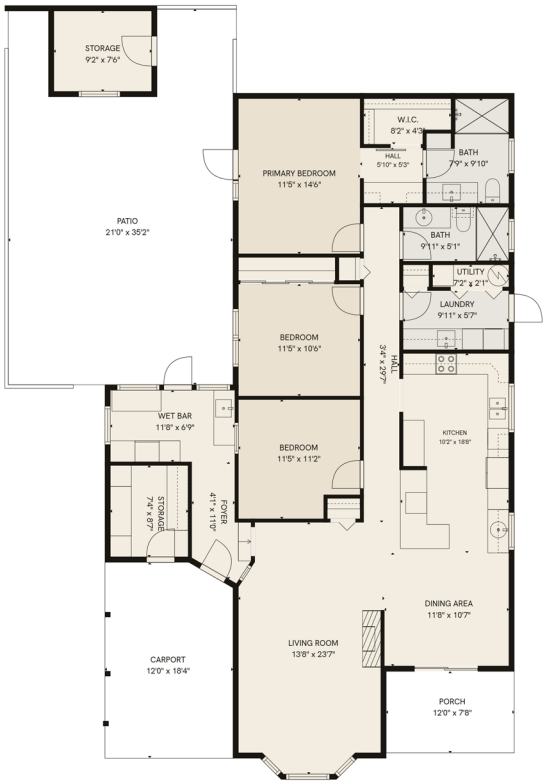




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FRASER VALLEY
Real Estate Photography

Total Area: 1762 sq. ft
Included: 1st Floor: 1762 sq. ft
Excluded: Storage 86 sq. ft, Carport 215 sq. ft, Porch 92 sq. ft, Patio 658 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.
As with any measurement tool, a variance of approximately 2-3% should be expected; buyers and their agents are encouraged to independently verify all measurements and square footage.

N

Foyer	4-1 X 11-0
Living Room	13-8 X 23-7
Kitchen	10-2 X 18-8
Dining	11-8 X 10-7
Laundry	9-11 X 5-7
Primary Bedroom	11-5 X 14-6
Walk-in Closet	8-2 X 4-3
Ensuite	7-9 X 9-10

Bedroom	11-5 X 11-2
Den	11-5 X 10-6
3Pce Bathroom	9-11 X 5-1
Mud Rm / Util	11-8 X 6-9
Workshop	7-4 X 8-7
Storage	9-2 X 7-6
Carport	12-0 X 18-4
Back Patio	21-0 X 35-2
Front Patio	12-0 X 7-8

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WELCOME TO COUNTRY PARK














Country Park Community

Country Park is a fully gated 45+ community with beautifully manicured grounds for residents to enjoy.

Amenities and Guest Accommodation

- The clubhouse is available for family functions; reservations are required.
- Two bedrooms are available for nightly rental when you need accommodation for guests.

Connect with Your Neighbours

Community events offer an excellent opportunity to get to know your neighbours.



SRES

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Providing a customized approch to your real estae needs with patience, professionalism and expertise

For more property information go to:

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