



Presented by:
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CENTURY 21
Creekside Realty Ltd.

Active
R2974070

Board: H
House with Acreage

43305 ADAMS ROAD

Sardis
Greendale
V2R 4L1

Residential Detached

\$1,849,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,849,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1948
Frontage(feet): 297.27	Bathrooms: 2	Age: 77
Frontage(metres): 90.61	Full Baths: 1	Zoning: AL
Depth / Size: 292.39	Half Baths: 1	Gross Taxes: \$5,134.24
Lot Area (sq.ft.): 87,120.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 2.00	P.I.D.: 003-406-008	Tax Inc. Utilities?:
Flood Plain: Yes		Tour: Virtual Tour URL
View: Yes: Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic		
Sewer Type: Septic	Water Supply: Well - Shallow	

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

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **4** Parking Access:
Parking: **DetachedGrge/Carport, Garage; Triple, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes:Smaller wht storage container/Metal tractor rims/Wagon Wls**
Floor Finish: **Laminate, Mixed**

Legal: **LOT 5, PLAN NWP9380, DISTRICT LOT 286, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cleared, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Storage Shed**

Finished Floor (Main):	1,348	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'10 x 19'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'2 x 11'6			x	Main 2
Finished Floor (Below):	0	Main	Primary Bedroom	11'11 x 13'7			x	Main 5
Finished Floor (Basement):	0	Main	Bedroom	10'7 x 11'6			x	
Finished Floor (Total):	1,348sq. ft.	Main	Bedroom	9'6 x 11'2			x	
Unfinished Floor:	0	Main	Laundry	8'7 x 7'5			x	
Grand Total:	1,348sq. ft.	Main	Foyer	4'10 x 11'6			x	
Flr Area (Det'd 2nd Res):	650sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

Private Acreage Oasis! Discover this rare 2-acre property in a prime location, blending serene country living with city convenience. This meticulously maintained rancher-style home offers 3 bedrooms, 2 baths, and 1,340 sq. ft. of bright, inviting space. Cozy up in the spacious great room with a wood stove or step onto the expansive 420 sq. ft. deck overlooking beautifully landscaped grounds. The 1,364 sq. ft. heated & powered shop (200 AMP) features a bathroom and an 839 sq. ft. 2-bedroom suite above—perfect for guests or rental income! Bonus heated she-shed/office! RV parking, storage, and room to roam! Easy highway access, minutes from shopping, dining & Vedder River trails. A must-see gem! Zoned ALR—endless possibilities for hobby farming, gardening, or your dream rural retreat!