

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1966
Frontage (ft):	102.00	Bathrooms:	2	Age:	58
Lot Area: (sq.ft.)	16,814.00	Full Baths:	2	Zoning:	UR-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,585.59
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	002-342-146

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed, Vinyl	Parking Access:	Front
Foundation:		Parking:	Open, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Addition, Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Laminate	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Septic, Water
Legal:	LOT 47, PLAN NWP24441, SECTION 28, TOWNSHIP 1, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	Green House, In Suite Laundry, Swirlpool/Hot Tub
Site Influences:	Greenbelt, Private Setting, Recreation Nearby, Rural Setting, Treed
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty Inc. (Vedder North)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 10'6	Main	Bedroom	12'9 x 12'7	Main	Storage	16'10 x 12'0
Main	Dining Room	17'3 x 7'1	Main	Bedroom	9'11 x 10'2	Main	Workshop	8'10 x 7'0
Main	Kitchen	15'1 x 9'10	Main	Laundry	5'5 x 9'1	Main	Study	8'10 x 7'3
Main	Foyer	9'3 x 7'6	Main	Patio	17'10 x 26'8	Main	Storage	9'4 x 8'0
Main	Storage	8'11 x 9'9	Main	Patio	24'4 x 10'8	Main	Other	20'0 x 11'8
Main	Family Room	14'10 x 12'7	Main	Patio	17'5 x 12'5	Main	Utility	5'1 x 2'11
Main	Storage	6'3 x 6'10	Main	Porch (enclosed)	5'0 x 2'3			

Finished Floor (Main):	1,652 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	544 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,196 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,196 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Chilliwack River Valley RETREAT! Super amazing 3 bdrm + den family style home on a MASSIVE SCENIC .39 ACRE LOT just 1 block from the Vedder River! Grab your fishing rod and walk down the road to WORLD CLASS FISHING & recreation. Just 15 mins to town and on central school bus routes, this is the OASIS you have been looking for to live away from the hustle! This 2 level home offers plenty of RENOVATIONS incl a beautiful open concept kitchen feat SS appliances, granite counters, full height tiled backsplash & large butcher block island. Updated paint, light fixtures, bathrooms. Great for entertaining w/ fenced backyard, large patio w/ HOT TUB, & AMPLE PARKING for the RV, boat, & guests. Whether you are looking for a new home or a GREAT TURN KEY AIR BNB- look not further than 50541 O'Byrne!