

<b>Depth/Size (ft):</b>	137.25	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>	41.50	<b>Bathrooms:</b>	4	<b>Age:</b>	21
<b>Lot Area: (sq.ft.)</b>	5,694.20	<b>Full Baths:</b>	4	<b>Zoning:</b>	R1-A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,509.77
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	025-639-111

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Chilliwack Proper South
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 1, PLAN BCP5145, DISTRICT LOT 341, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Shared Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Vacuum - Roughed In,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 8'5	Main	Laundry	6'3 x 5'3	Above	Bedroom	11'4 x 9'11
Main	Laundry	6'3 x 5'3	Above	Living Room	16'3 x 3'11	Above	Bedroom	8'8 x 10'5
Main	Living Room	11'5 x 7'3	Above	Kitchen	9'0 x 11'6	Main	Living Room	11'11 x 11'3
Main	Kitchen	11'6 x 7'7	Above	Eating Area	10'10 x 10'6	Main	Kitchen	12'5 x 11'10
Main	Dining Room	11'7 x 7'10	Above	Primary Bedroom	12'6 x 10'11	Main	Dining Room	11'11 x 10'3
Main	Bedroom	11'5 x 8'11	Above	Walk-In Closet	3'5 x 5'9	Main	Bedroom	11'11 x 9'10
Main	Bedroom	8'6 x 16'2						

<b>Finished Floor (Main):</b>	1,128 sqft	<b># Of Rooms:</b>	20	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	3	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,711 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	2,839 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	2,839 sqft	<b>Beds In Bsmt:</b>	0 / 7			
		<b># Of Pets:</b>				

This beautiful Basement Entry Home plus Coach Home has undergone a meticulous top-to-bottom remodel, ensuring every detail exudes quality and sophistication -craftsmanship meets modern elegance! Step inside to discover beautifully finished engineered hardwood & Italian tile flooring that accentuates the spaciousness of each room. The main floor boasts a seamless flow from the inviting living room to the open kitchen w/eating area, equipped with new appliances, solid oak cabinetry & Quartz countertops. Upstairs master suite featuring an ensuite & walk-in closet. Two additional bedrooms provide comfort and flexibility, ideal for a growing family or accommodating guests. Live stress free with two mortgage helpers - a 2-bedroom ground level basement suite & detached 2-bedroom Coach House.