

Depth/Size (ft):	137.25	Bedrooms:	7	Approx. Year Built:	2003
Frontage (ft):	41.50	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	5,694.20	Full Baths:	4	Zoning:	R1-A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,799.30
Rear Yard Exp:	North			For Tax Year:	2024
View:	No			P.I.D.:	025-639-111

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

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

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

RARE FIND! Live *Stress Free - *Mortgage Free - *Zero Maintenance Yard!! A MUST See House!!! Completely updated from to top to bottom with brand new 2-Bedroom Basement Suite and Detached 2-Bedroom Coach House with their own Laundry and yet you still have Your Private Covered Entry, Laundry-room & Double Garage on Main and Upstairs features Open Living & Dining Room, Kitchen w/Eating Area which opens to Private Covered Sundeck, 2-Full Bathrooms, 3-Spacious Bedrooms, Master Bedroom w/Full Ensuite & Walk-in Closet. Parking for Everyone plus RV/Boat Parking. Convenient Location - walking distance to Private School, Day-care, short drive to City Center for Shopping/Amenities and easy access to Hwy#1. Act Fast!