

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	68.00	Bathrooms:	2	Age:	44
Lot Area: (sq.ft.)	6,098.00	Full Baths:	2	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,317.39
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	002-131-803

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Wood	Parking Access:	Front,Side
Foundation:		Parking:	DetachedGrge/Carport,Garage; Single
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	Cistern	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN VIEW
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 278, PLAN NWP54079, DISTRICT LOT 341, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage,Swirlpool/Hot Tub,Workshop Detached
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 10'5	Bsmt	Laundry	11'3 x 8'3
Main	Living Room	20'2 x 12'7	Bsmt	Utility	5'8 x 2'8
Main	Dining Room	11'6 x 9'4			
Main	Primary Bedroom	12'1 x 12'			
Main	Bedroom	11'1 x 10'5			
Bsmt	Recreation Room	19'5 x 11'1			
Bsmt	Bedroom	11'1 x 10'5			

Finished Floor (Main):	1,001 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	648 sqft	Suite:	None			
Finished Floor (Total):	1,649 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,649 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Stunning home in a great quiet neighborhood in Chilliwack, 3 bdrm 2 full bthrm split entry home on a large 6098 sf corner lot. Single car garage and a beautiful detached 30.5'X15' shop w/14X9 overhead door, RV parking. Lots of updates here! Newer kitchen, s/s appliances, windows, vinyl plank flooring, paint, vinyl fences, heat pump/a/c, roof, hot water tank, winter water bibs, newer deck w/updated foundation & deck railings w/a hot tub built in! This home is perfect for any size family. You will not be disappointed! Flexible dates.