R2867658 House with Acreage

48522 ELK VIEW ROAD CHILLIWACK

Ryder Lake, V4Z 1H1

Approx. Year Built:

Age:

Residential Detached \$2,250,000 (LP)

Depth/Size (ft): Frontage (ft): Lot Area: (Acres)

Flood Plain:

920.00 31.00 No

Yes

Bathrooms: **Full Baths:**

3 Bedrooms: 2 2 Half Baths: 0

Zoning: **Gross Taxes:** For Tax Year:

P.I.D.: 028-833-210

2002

\$875.53

2023

22

R

Style of Home: Construction:

Rear Yard Exp:

Rancher/Bungalow

Frame - Wood

Parking: **Covered Parking:** Total: 8 - Covered: 4

Exterior:

Vinyl

Parking Access: Front

Parking: Garage; Double

Locker: Units in Dev:

> Freehold NonStrata Title to Land:

Property Disc: Yes

PAD Rental:

Distance to:

Fixtures Leased: Yes Fixtures Rmvd: Yes

Foundation: Rain Screen: Renovations:

of Fireplaces: 1 - Fuel: Propane Gas Well - Shallow Water Supply:

Fuel/Heating: Propane Gas **Outdoor Area:** Patio(s) & Deck(s)

Type of Roof:

Floor Finish: Hardwood, Vinyl/Linoleum

View: Yes: Mountain

Mgmt. Company:

Complex / Subdiv: Ryder Lake

Services Connected: Electricity, Septic, Water

LOT 1, PLAN EPP14164, SECTION 10, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, & SEC 15 Legal:

Dimensions

Amenities:

Site Influences: Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed

ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool Features:

Bylaw Restric:

Floor

Listing Broker(s): HomeLife Advantage Realty Ltd

Type Main Living Room 14'1 x 13'1 Main Dining Room 18'9 x 13' Main Kitchen 13'8 x 13'6 Main Eating Area 8'10 x 8'9 Main Primary Bedroom 15'8 x 12'9 Main Walk-In Closet 5'10 x 6'7 Main Bedroom 11'6 x 10'9 Floor Main Main Main

Type Bedroom Laundry Foyer

10'1 x 9'9 9'8 x 9'8 4'9 x 12'9

Dimensions

Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):

Finished Floor (Bsmt):

Finished Floor (Total):

Unfinished Floor:

Grand Total:

0 saft 0 sqft

1,779 sqft

0 sqft 1,779 sqft 0 sqft

1,779 sqft

Of Rooms: # Of Kitchens: # Of Levels:

1

10

None

Crawl/Bsmt Height:

Basement: Crawl **Beds In Bsmt:** 0/3

Of Pets:

Suite:

Bathroom Floor # of Pieces Ensuite? Main 4 Nο Main 5 Yes

The perfect serene setting for this lovely 1779 sqft 3 bedrooms, 2 bath, ranch style home with 940 sqft garage and gorgeous covered front deck with natural wood posts and beams that match the covered BBQ & pizza oven hut and the hot tub structure in the backyard. Inside you will find wide plank flooring throughout, large open kitchen & dining room with gas fireplace, maple cabinets, pantry and island. 31.38 acres comes with 3 stall horse barn, riding ring, ATV or horse riding trails throughout the property, a greenhouse for the horticulturist in the family and a 20' x 20' cabin for the outdoor camping experience. Fabulous views of Elk Mountain.