45430 WESTVIEW AVENUE CHILLIWACK

Chilliwack Proper West, V2P 1M1

Residential Detached
\$949,900 (LP)

Flood Plain:YesRear Yard Exp:NoView:NoStyle of Home:2 SConstruction:FraExterior:MixFoundation:Rain Screen:Renovations:2 -Water Supply:CityFuel/Heating:ForOutdoor Area:BalType of Roof:Tor	.00 .83.00 s Storey,Split Entry ame - Wood ked,Vinyl,Wood Fuel: Natural Gas y/Municipal rced Air,Natural Gas	Bedrooms: Bathrooms: Full Baths: Half Baths:	6 3 3 0 Parking: Covered Parking: Parking Access: Parking: Locker: Units in Dawy	Approx. Year Built Age: Zoning: Gross Taxes: For Tax Year: P.I.D.: Total: 8 - Covered: 2 Side DetachedGrge/Car	58 R1-4 \$3,7 2024 008- 2	4 55.36		
Lot Area: (sq.ft.) 9,55 Flood Plain: Yes Rear Yard Exp: View: No Style of Home: 2 S Construction: Fra Exterior: Mix Foundation: Rain Screen: Renovations: # of Fireplaces: 2 - Water Supply: City Fuel/Heating: For Outdoor Area: Bal Type of Roof: Tor	83.00 s Storey,Split Entry ame - Wood xed,Vinyl,Wood Fuel: Natural Gas y/Municipal rced Air,Natural Gas	Full Baths:	3 0 Parking: Covered Parking: Parking Access: Parking: Locker:	Zoning: Gross Taxes: For Tax Year: P.I.D.: Total: 8 - Covered: 2 Side	R1- <i>4</i> \$3,7 2024 008- 2	55.36 4		
Flood Plain: Yes Rear Yard Exp: No View: No Style of Home: 2 S Construction: Fra Exterior: Mix Foundation: Rain Screen: Renovations: 2 - Water Supply: City Fuel/Heating: For Outdoor Area: Bal Type of Roof: Tore	s Storey,Split Entry ame - Wood ked,Vinyl,Wood Fuel: Natural Gas y/Municipal rced Air,Natural Gas		0 Parking: Covered Parking: Parking Access: Parking: Locker:	Gross Taxes: For Tax Year: P.I.D.: Total: 8 - Covered: 2 Side	\$3,7 2024 008- 2	55.36 4		
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View: No Style of Home: 2 S Construction: Fra Exterior: Mix Foundation: Rain Screen: Renovations: of Fireplaces: 2 - Vater Supply: City Fuel/Heating: For Dutdoor Area: Bal Type of Roof: Tore	Storey,Split Entry ame - Wood ked,Vinyl,Wood Fuel: Natural Gas y/Municipal rced Air,Natural Gas		Covered Parking: Parking Access: Parking: Locker:	P.I.D.: Total: 8 - Covered: 2 Side	2			
Style of Home: 2 S Construction: Fra Exterior: Mix Foundation: Rain Screen: Renovations: 2 - # of Fireplaces: 2 - Nater Supply: City Fuel/Heating: For Dutdoor Area: Bal Type of Roof: Tore	Storey,Split Entry ame - Wood ked,Vinyl,Wood Fuel: Natural Gas y/Municipal rced Air,Natural Gas		Covered Parking: Parking Access: Parking: Locker:	Total: 8 - Covered: 2 Side	2			
Construction:FraExterior:MixFoundation:Rain Screen:Rain Screen:Renovations:# of Fireplaces:2 -Water Supply:CityFuel/Heating:ForOutdoor Area:BalType of Roof:Tore	ame - Wood ked,Vinyl,Wood Fuel: Natural Gas y/Municipal rced Air,Natural Gas		Covered Parking: Parking Access: Parking: Locker:	2 Side				
Exterior: Mix Foundation: Rain Screen: Renovations: Fof Fireplaces: 2 - Vater Supply: City Fuel/Heating: For Dutdoor Area: Bal Type of Roof: Tore	xed,Vinyl,Wood Fuel: Natural Gas y/Municipal rced Air,Natural Gas		Parking Access: Parking: Locker:	Side	port,Garage; Do			
Foundation: Rain Screen: Renovations: t of Fireplaces: 2 - Nater Supply: City Fuel/Heating: For Dutdoor Area: Bal Type of Roof: Tore	Fuel: Natural Gas y/Municipal rced Air,Natural Gas		Parking: Locker:		port,Garage; Do			
Rain Screen: Renovations: # of Fireplaces: 2 - Nater Supply: City Fuel/Heating: For Dutdoor Area: Bal Type of Roof: Tore	y/Municipal rced Air,Natural Gas		Locker:	DetachedGrge/Car	port,Garage; Do			
Renovations: 2 - & of Fireplaces: 2 - Water Supply: City Fuel/Heating: For Dutdoor Area: Bal Type of Roof: Tore	y/Municipal rced Air,Natural Gas				•			
# of Fireplaces:2 -Nater Supply:CityFuel/Heating:ForDutdoor Area:BalType of Roof:Tor	y/Municipal rced Air,Natural Gas		Unite in Deve					
Water Supply:CityFuel/Heating:ForOutdoor Area:BalType of Roof:Tore	y/Municipal rced Air,Natural Gas		Units in Dev:					
Fuel/Heating:ForDutdoor Area:BalType of Roof:Tore	rced Air,Natural Gas		Distance to:					
Fuel/Heating:ForDutdoor Area:BalType of Roof:Tore			Title to Land:	Freehold NonStrata				
Type of Roof: Tore		Forced Air,Natural Gas		No				
	Icny(s) Patio(s) Dck(s	\$)	PAD Rental:					
	Torch-On		Fixtures Leased:	Fixtures Leased: No				
Floor Finish: Cor	Concrete,Laminate,Wall/Wall/Mixed		Fixtures Rmvd:	No				
View: No								
Mgmt. Company:								
Complex / Subdiv:								
	•	Sanitary Sewer,Water						
Legal: LO	T 137, PLAN NWP28	3113, DISTRICT LOT 28, GROUP	2, NEW WESTMINSTER LA	ND DISTRICT				
Amenities: Wo	Workshop Detached							
Site Influences: Cer	Central Location, Private Yard, Recreation Nearby							
Features: Air	Conditioning,ClthWs	sh/Dryr/Frdg/Stve/DW						
Bylaw Restric:								
Listing Broker(s): RE	MAX Nyda Realty Ir	1C.						
Floor Type	 8	Dimensions	Floor	Туре	Dimen	isions		
	ng Room	18'7 x 12'9	Bsmt	Recreation Room	33'4 x	12'5		
	ng Room	9'7 x 10'	Bsmt	Bedroom	12'8 x 10'1			
Main Kitch	nen	11' x 12'8	Bsmt	Bedroom	edroom 12'8 x 10'1			
	nary Bedroom	12'8 x 12'8	Bsmt	Bedroom 10'5 x 8'8		8'8		
Main Prima	•	9'5 x 12'9	Bsmt	Steam Room	am Room 18'3 x 13'			
	· · · ·	11'4 x 9'4	Bsmt	Utility	6'8 × 5'7			
Main Bedr	room		Bsmt	Foyer 5' x 4'10				
Nain Bedr Nain Bedr	room	5'7 x 11'5						
Main Bedr Main Bedr Main Laun	room	5'7 x 11'5 # Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?		
Main Bedr Main Bedr Main Laun Finished Floor (Main): 1,3	room ndry 181 sqft			- 	# of Pieces	Ensuite? No		
Main Bedr Main Bedr Main Laun Finished Floor (Main): 1,33 Finished Floor (Above): 0 so	room ndry 181 sqft ıqft	# Of Rooms:	14	Bathroom Floor				
Main Bedr Main Bedr Main Laun Finished Floor (Main): 1,33 Finished Floor (Above): 0 sc Finished Floor (Below): 0 sc	room ndry 181 sqft ıqft	# Of Rooms: # Of Kitchens:	14	Bathroom Floor Main	5	No		
Main Bedr Main Bedr Main Laun Finished Floor (Main): 1,3i Finished Floor (Above): 0 sc Finished Floor (Below): 0 sc Finished Floor (Below): 0 sc Finished Floor (Below): 1,4i	room ndry 181 sqft iqft	# Of Rooms: # Of Kitchens: # Of Levels:	14 1 2	Bathroom Floor Main Main	5 3	No Yes		
Main Bedr Main Bedr Main Laun Finished Floor (Main): 1,3i Finished Floor (Above): 0 sc Finished Floor (Below): 0 sc Finished Floor (Below): 0 sc Finished Floor (Below): 1,4i	room ndry 181 sqft sqft sqft 100 sqft 181 sqft	# Of Rooms: # Of Kitchens: # Of Levels: Suite:	14 1 2	Bathroom Floor Main Main	5 3	No Yes		

Spacious 6 bedroom/3 bathroom home surrounded by mature landscaping on huge 9500sq+ corner lot with large 23x25 SHOP. Basement has space for kitchen and could easily suited. Two street frontages offers opportunity for redevelopment in the future (see city for details). Upstairs offers a large living & dining area with high ceilings, gas fireplace, NEW windows for ample natural light from all directions. 3 bedrooms up including large primary bedroom with full ensuite. Downstairs has 3 more bedrooms, large rec room and storage area. Updated furnace and air conditioning. Backyard offers lots of privacy, RV parking & shop with double garage door, attic storage & sub panel. All this in wonderful neighbourhood, walking distance to parks, recreation, hospital & shopping!

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