46272 GORE AVENUE CHILLIWACK

Chilliwack Proper East, V2P 2A1

Residential Detached
\$699,900 (LP)

Depth/Size (ft):	146	Bedrooms:	2	Approx. Year Built:	1948
rontage (ft):	50.00	Bathrooms:	1	Age:	76
ot Area: (sq.ft.)	7,318.00	Full Baths:	1	Zoning:	R1A
lood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,734.37
lear Yard Exp:				For Tax Year:	2023
/iew:				P.I.D.:	009-379-606
tyle of Home:	Rancher/Bungalow		Parking:	Total: 4 - Covered: 0	
construction:	Frame - Wood		Covered Parking:	0	
xterior:	Stucco		Parking Access:		
oundation:			Parking:		chedGrge/Carport,RV Parking
ain Screen:			_	Avail.	
lenovations:			Locker:		
of Fireplaces:	0 - Fuel:		Units in Dev:		
/ater Supply:	City/Municipal		Distance to:	Freehold N. Or .	
uel/Heating:	Baseboard		Title to Land:	Freehold NonStrata	
Outdoor Area:	Fenced Yard		Property Disc:	Yes	
ype of Roof:	Asphalt		PAD Rental:		
loor Finish:			Fixtures Leased:	No	
			Fixtures Rmvd:	No	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:		0705, DISTRICT LOT 332, NEW WE	STMINSTER LAND DISTRIC	т	
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Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain	LOT 1, PLAN NWP1 Central Location,Sho Clothes Dryer,Clothe Sutton Group-West 0 Type Living Room Dining Room	0705, DISTRICT LOT 332, NEW WE opping Nearby es Washer,Refrigerator,Stove Coast Realty (Abbotsford) Dimensions 17'3 x 9'5 11'7 x 8'6			Dimensions
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain Iain	LOT 1, PLAN NWP1 Central Location,Sho Clothes Dryer,Clothe Sutton Group-West 0 Type Living Room Dining Room Kitchen	0705, DISTRICT LOT 332, NEW WE opping Nearby as Washer, Refrigerator, Stove Coast Realty (Abbotsford) Dimensions 17'3 x 9'5 11'7 x 8'6 11'5 x 9'6			Dimensions
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): loor lain lain lain lain	LOT 1, PLAN NWP1 Central Location,Sho Clothes Dryer,Clothe Sutton Group-West 0 Type Living Room Dining Room Kitchen Laundry	0705, DISTRICT LOT 332, NEW WE opping Nearby as Washer, Refrigerator, Stove Coast Realty (Abbotsford) Dimensions 17'3 x 9'5 11'7 x 8'6 11'5 x 9'6 6'9 x 8'3			Dimensions
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LOT 1, PLAN NWP1 Central Location,Sho Clothes Dryer,Clothes Sutton Group-West 0 Type Living Room Dining Room Kitchen Laundry Foyer Bedroom Bedroom 799 sqft 0 sqft 0 sqft 0 sqft 799 sqft	0705, DISTRICT LOT 332, NEW WE opping Nearby ss Washer, Refrigerator, Stove Coast Realty (Abbotsford) Dimensions 17'3 × 9'5 11'7 × 8'6 11'5 × 9'6 6'9 × 8'3 3'8 × 3'8 9'8 × 8'7 8'3 × 8'8 # Of Rooms: # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	Floor 7 1 1 None	Type Bathroom Floor # of	Pieces Ensuite?

Attention, investors and first-time home buyers! Buy and HOLD this adorable, livable, and rentable home! FULL BACK YARD ACCESS_BUILD A SHOP/carriage homeFreshly painted and updated, zoned for single-family living, but with promising potential for multifamily low-rise development (OCP RES–3). This is the perfect starter home, with ample space for future expansion and situated in a quiet, safe street with a huge fenced yard, ideal for a starter couple or family. Enjoy the convenience of city sewer and water services! Plus, it's conveniently located close to schools, transit, and the exciting new 1881 District in Old Downtown Chilliwack! Don't miss out on this opportunity! Call the agent today to explore possible land assembly options!

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