

<b>Depth/Size (ft):</b>	146	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1948
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	1	<b>Age:</b>	76
<b>Lot Area: (sq.ft.)</b>	7,318.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R1A
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,734.37
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	009-379-606

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail., DetachedGrge/Carport, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity, Sanitary Sewer, Water

**Legal:** LOT 1, PLAN NWP10705, DISTRICT LOT 332, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location, Shopping Nearby

**Features:** Clothes Dryer, Clothes Washer, Refrigerator, Stove

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 9'5			
Main	Dining Room	11'7 x 8'6			
Main	Kitchen	11'5 x 9'6			
Main	Laundry	6'9 x 8'3			
Main	Foyer	3'8 x 3'8			
Main	Bedroom	9'8 x 8'7			
Main	Bedroom	8'3 x 8'8			

<b>Finished Floor (Main):</b>	799 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	799 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	799 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Attention, investors and first-time home buyers! Buy and HOLD this adorable, livable, and rentable home! FULL BACK YARD ACCESS\_ BUILD A SHOP/carriage home Freshly 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!