

Depth/Size (ft):	67.84	Bedrooms:	2	Approx. Year Built:	1940
Frontage (ft):	296.00	Bathrooms:	2	Age:	84
Lot Area: (sq.ft.)	20,081.15	Full Baths:	1	Zoning:	AL
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,917.57
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	001-683-918

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 10 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Septic
Legal:	LOT 3, PLAN NWP8046, SECTION 18, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT
Amenities:	Storage,Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 13'5	Main	Storage	9'9 x 6'1
Main	Dining Room	10'1 x 8'8			
Main	Kitchen	17'7 x 8'8			
Main	Primary Bedroom	13'11 x 10'5			
Main	Bedroom	9'10 x 11'3			
Main	Flex Room	8'3 x 7'7			
Main	Laundry	18'6 x 6'1			

Finished Floor (Main):	1,238 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,238 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,238 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Escape the confines of strata living and claim ownership of your own serene sanctuary in beautiful Chilliwack! Nestled amidst nature, this charming 2-bed, 2-bath abode beckons as the ideal starter home, a wonderful refuge for a growing family, or a savvy investment opportunity. Stretching across a generous sized lot, this home boasts a sprawling rear deck overlooking your very own tranquil waterway—a haven for relaxation and outdoor enjoyment. Conveniently positioned with seamless access to Highway 1 and mere moments from all essential amenities, revel in the perfect blend of privacy and accessibility. Discover for yourself why this home embodies the epitome of tranquil living.