

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

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

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

<b>Finished Floor (Main):</b>	1,238 sqft	<b># Of Rooms:</b>	8	<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	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,238 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,238 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

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.