

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2022
Frontage (ft):	55.00	Bathrooms:	6	Age:	2
Lot Area: (sq.ft.)	6,328.00	Full Baths:	5	Zoning:	R3
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$5,132.76
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	031-369-561

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	Public Transit: Below - School Bus: Patio
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric, Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed, Tile, Carpet	Fixtures Rmvd:	No

View:	Yes : mountains, valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Water
Legal:	LOT 5, PLAN EPP107506, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Oven - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 6'6	Main	Laundry	10'10 x 6'8	Above	Bedroom	9'1 x 10'9
Main	Den	10'5 x 10'4	Main	Patio	15'11 x 16'	Above	Bedroom	13'6 x 12'2
Main	Living Room	20'3 x 19'6	Above	Bedroom	11'1 x 10'6	Above	Patio	12'10 x 9'1
Main	Kitchen	12'9 x 13'9	Above	Laundry	6'2 x 7'7	Above	Primary Bedroom	14'5 x 17'11
Main	Eating Area	12'11 x 6'3				Above	Walk-In Closet	9'1 x 8'
Main	Dining Room	14' x 12'				Above	Patio	32'4 x 16'7
Main	Kitchen	5'6 x 13'4						

Finished Floor (Main):	1,606 sqft	# Of Rooms:	27	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,476 sqft	# Of Kitchens:	4	Above	3	No
Finished Floor (Below):	1,606 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft		Licensed	Above	3	Yes
Finished Floor (Total):	4,688 sqft	Suite:	Suite, Unauthorized Suite	Below	3	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Below	3	No
Grand Total:	4,688 sqft	Basement:	Full	Main	2	No
		Beds In Bsmt:	0 / 7			
		# Of Pets:				

Luxury awaits in this 7-bed property with stunning views. Located in Chilliwack, it's an architectural gem blending elegance with comfort. The gourmet kitchen, complete with a spice kitchen, opens to a spacious living and dining area, perfect for hosting gatherings or unwinding by the built-in fireplace under the lofted living room ceiling. The primary bedroom features a large 5-piece ensuite, exuding opulence, while a secondary bedroom also boasts an ensuite. Additionally, two rentable suites (one registered) offer income potential. Outside, relax on the deck while soaking in the valley and mountain views. This property epitomizes refined living. Schedule your tour today!