

Depth/Size (ft):	IRREG	Bedrooms:	4	Approx. Year Built:	1955
Frontage (ft):	32.00	Bathrooms:	2	Age:	69
Lot Area: (sq.ft.)	10,454.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,266.18
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	009-985-841

Style of Home:	1 1/2 Storey	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Tandem Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View: Yes : Mountain

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 4, BLOCK C, PLAN NWP14445, DISTRICT LOT 341, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,Green House,In Suite Laundry,Storage,Workshop Attached

Site Influences: Central Location,Cul-de-Sac,Paved Road,Private Setting,Private Yard,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Freezer,Microwave,Other - See Remarks,Storage Shed

Bylaw Restrict:

Listing Broker(s): Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 4'	Above	Bedroom	8'0 x 11'10
Main	Living Room	16'0 x 18'0	Above	Bedroom	9'0 x 11'2
Main	Kitchen	12'11 x 9'2	Below	Bedroom	8'6 x 12'9
Main	Storage	8'7 x 3'0	Below	Recreation Room	20'6 x 11'7
Main	Office	8'11 x 9'6	Below	Laundry	11'4 x 9'2
Main	Dining Room	9'7 x 9'6			
Above	Primary Bedroom	12'3 x 13'4			

Finished Floor (Main):	785 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	577 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	617 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,979 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,979 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

THE NICEST HOUSE ON THE BLOCK! Welcome to this beautiful 4-bedroom, 2-bathroom home in vibrant Chilliwack. Ideal for families or investors. With a massive backyard, a large garden area and a huge sundeck, you can enjoy private and quiet time outside, or be the center piece of the neighborhood with your hosting skills! Inside, experience spacious living and dining areas, plus large and comfortable bedrooms. No more cluttered closets, a ton of storage space means your stuff can spread out and relax too! Located centrally, you're close to schools, parks, and shopping. This home offers a fantastic living experience or rental opportunity. Schedule your showing today, bring your friends, and explore this charming property!