

Depth/Size (ft):	100	Bedrooms:	5	Approx. Year Built:	2008
Frontage (ft):	45.00	Bathrooms:	4	Age:	16
Lot Area (sq.ft.):	4,791.60	Full Baths:	4	Zoning:	R3
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,975.17
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	027-030-083

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Wall/Wall/Mixed, Carpet	Fixtures Rmvd:	No

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 27, PLAN BCP29431, SECTION 30, TOWNSHIP 29, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central, In Suite Laundry

Site Influences: Cul-de-Sac, Golf Course Nearby, Private Yard, Shopping Nearby

Features: Air Conditioning, Clothes Washer/Dryer, CithWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Refrigerator, Stove

Bylaw Restrict:

Listing Broker(s): Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'5 x 9'3	Main	Walk-In Closet	11'5 x 3'3	Below	Dining Room	12'10 x 12'7
Main	Living Room	12'2 x 17'8	Main	Laundry	12'4 x 5'7	Below	Storage	4'3 x 6'8
Main	Dining Room	12'2 x 8'1	Above	Bedroom	12'3 x 13'4	Below	Primary Bedroom	12'3 x 12'6
Main	Kitchen	18'6 x 10'1	Above	Foyer	11'0 x 7'4	Below	Walk-In Closet	7'9 x 5'1
Main	Pantry	5'1 x 4'8	Above	Bedroom	12'2 x 13'4	Below	Laundry	3'8 x 3'8
Main	Family Room	18'5 x 12'2	Below	Living Room	10'5 x 10'8	Below	Bedroom	11'9 x 11'8
Main	Primary Bedroom	14'10 x 16'6	Below	Kitchen	13'5 x 12'6	Below	Walk-In Closet	7'9 x 5'4

Finished Floor (Main):	1,454 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	950 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	950 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	290 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,644 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full, Fully Finished, Separate Entry			
Grand Total:	3,644 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome to 8441 Bradshaw, a charming family home nestled in a tranquil cul-de-sac, perfect for multi-generational living. This stunning two-story residence offers a fully self-contained two-bedroom, 1 bathroom suite with its own laundry, ideal for extended family & friends. This home features five spacious bedrooms and four well-appointed bathrooms. Recent upgrades include elegant stone countertops, fresh paint throughout, and a low-maintenance backyard. The side stairs lead to a fully renovated basement, adding both convenience and style. Located just minutes from the highway, shopping, and some of Chilliwack's finest recreational spots, this home is the epitome of comfort and convenience. Don't miss out—call today to make this your new home!