R2889449

43141 OLD ORCHARD ROAD CHILLIWACK

Chilliwack Mountain, V2R 4A6

Land Only
$1,799,900 (LP)

Depth/Size (ft):	600	**Bedrooms:**		**Approx. Year Built:**	
Frontage (ft):	490.00	**Bathrooms:**		**Age:**	
Lot Area: (Acres)	7.22	**Full Baths:**		**Zoning:**	RR
Flood Plain:	No	**Half Baths:**		**Gross Taxes:**	$5,196.85
Rear Yard Exp:				**For Tax Year:**	2023
View:	Yes			**P.I.D.:**	005-788-030

Style of Home:		**Parking:**	
Construction:		**Covered Parking:**	
Exterior:		**Parking Access:**	
Foundation:		**Parking:**	
Rain Screen:		**Locker:**	
Renovations:		**Units in Dev:**	
# of Fireplaces:		**Distance to:**	
Water Supply:	City/Municipal	**Title to Land:**	Freehold NonStrata
Fuel/Heating:		**Property Disc:**	Yes
Outdoor Area:		**PAD Rental:**	
Type of Roof:		**Fixtures Leased:**	
Floor Finish:		**Fixtures Rmvd:**	

View:	Yes : Water and Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	
Legal:	LOT 1, PLAN NWP59605, SECTION 28/33, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Private Setting,Rural Setting,Treed,Waterfront Property
Features:	
Bylaw Restric:	
Listing Broker(s):	Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions

Finished Floor (Main):	sqft	**# Of Rooms:**		**Bathroom Floor**	**# of Pieces**	**Ensuite?**
Finished Floor (Above):	sqft	**# Of Kitchens:**				
Finished Floor (Below):	sqft	**# Of Levels:**				
Finished Floor (Bsmt):	sqft	**Suite:**				
Finished Floor (Total):	sqft	**Crawl/Bsmt Height:**				
Unfinished Floor:	sqft	**Basement:**				
Grand Total:	sqft	**Beds In Bsmt:**	/			
		# Of Pets:				

Breathtaking views from one of the largest waterfront lots in the exclusive Chilliwack Mountain area. This rare 7.22 Acre parcel is ideally suited for a private dream estate home or subdivision potential. Close proximity to the freeway and Abbotsford equate to commuting ease. Serenity and peace await you as you watch the sun set over the mighty Fraser River. City water at the cross street adjacent to property, services nearby. Stunning properties like this don't come up very often, don't miss the opportunity to own in the prestigious Chilliwack Mountain enclave!

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