## 47400 EXTROM ROAD CHILLIWACK

Ryder Lake, V2R 4T1

Danth/Gizo /	(fa) _	400	Padroomou		-	America Voor B			
Depth/Size ( Eroptage (ft		466 870.00	Bedrooms:		7	Approx. Year B			
Frontage (ft	-		Bathrooms:	:	4	Age:	999 R/RN		
Lot Area: (A	-	4.42 No	Full Baths:		2	Zoning:			
Flood Plain:		No	Half Baths:		2	Gross Taxes:	\$5,21		
Rear Yard E	xp:					For Tax Year:	2024		
View:		No				P.I.D.:	025-3	025-395-068	
Style of Hor	ne:	2 Storey,Rancher/Bungal	ow		Parking:	Total: 12 - Cover	red: 8		
Construction:		Frame - Wood, Manufactured/Mobile			Covered Parking:	8			
Exterior:		Vinyl,Wood			Parking Access:				
Foundation:					Parking:	DetachedGrge/Carport			
Rain Screen	:				Locker:				
Renovations	s:				Units in Dev:				
# of Fireplaces:		1 - Fuel: Wood			Distance to:				
Water Supply:		Well - Shallow			Title to Land:	Freehold NonStrata			
Fuel/Heating:		Forced Air,Natural Gas,Wood			Property Disc:	Yes			
Outdoor Area:		Balcony(s), Fenced Yard			PAD Rental:				
Type of Roo	f:	Asphalt			Fixtures Leased:	No			
Floor Finish		Laminate			Fixtures Rmvd:	No			
View:		No							
Mgmt. Com	• •	No							
Mgmt. Com Complex / S	Subdiv:								
Mgmt. Com Complex / S Services Co	Subdiv:	Electricity,Natural Gas,Se	•						
Mgmt. Com Complex / S Services Co Legal:	Subdiv:	Electricity,Natural Gas,Se	•	1, GROUP 2, N	EW WESTMINSTER LAND	) DISTRICT, MHR# 792	201 CSA #234127		
Mgmt. Com Complex / S Services Co Legal: Amenities:	Subdiv: onnected:	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None	DISTRICT LOT 73	1, GROUP 2, N	EW WESTMINSTER LANE	) DISTRICT, MHR# 792	201 CSA #234127		
Mgmt. Com Complex / S Services Co Legal:	Subdiv: onnected:	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya	DISTRICT LOT 73	1, GROUP 2, N	EW WESTMINSTER LANE	) DISTRICT, MHR# 792	201 CSA #234127		
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features:	subdiv: onnected: ces:	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None	DISTRICT LOT 73	1, GROUP 2, N	EW WESTMINSTER LAND	) DISTRICT, MHR# 792	201 CSA #234127		
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence	subdiv: onnected: ces:	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya	DISTRICT LOT 73	1, GROUP 2, N	EW WESTMINSTER LANE	) DISTRICT, MHR# 792	201 CSA #234127		
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influent Features: Bylaw Restr	Gubdiv: onnected: ces: ric:	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya	nd,Rural Setting	1, GROUP 2, N	EW WESTMINSTER LANE	) DISTRICT, MHR# 792	201 CSA #234127		
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brol	Subdiv: onnected: ces: ric:	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/	nd,Rural Setting	1, GROUP 2, N	EW WESTMINSTER LANE	DISTRICT, MHR# 792	201 CSA #234127 <b>Туре</b>	Dimensions	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influent Features: Bylaw Restr Listing Brok	Subdiv: onnected: ces: ric: ker(s):	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions	, DISTRICT LOT 73 ard,Rural Setting DW ealty					Dimensions 19'6 x 7'3	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brol Floor Floor Main	Subdiv: onnected: ces: ric: ker(s): Type	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions	, DISTRICT LOT 73 ard,Rural Setting DW ealty Floor	Туре	Dimensions	Floor	Туре	19'6 x 7'3	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restu Listing Brol Listing Brol Floor Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Living Room	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 x 8'6 9'6 x 14'10	rd,Rural Setting DW Palty Floor Main	<b>Type</b> Laundry	Dimensions 5'9 x 9'1	Floor Above	<b>Type</b> Storage	19'6 x 7'3	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restri Listing Brol Floor Main Main Main	Subdiv: ponnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 x 8'6 9'6 x 14'10	n DISTRICT LOT 73 ard,Rural Setting DW Palty Floor Main Above	<b>Type</b> Laundry Foyer	<b>Dimensions</b> 5'9 x 9'1 16'1 x 20'10	Floor Above Below	<b>Type</b> Storage Recreation Room	19'6 x 7'3 39' x 20'	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main	Subdiv: ponnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re <b>Dimensions</b> 18'3 x 8'6 9'6 x 14'10 11'7 x 14'10	n DISTRICT LOT 73 ard,Rural Setting DW Palty Floor Main Above Above	<b>Type</b> Laundry Foyer Kitchen	<b>Dimensions</b> 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10	Floor Above Below Below	<b>Type</b> Storage Recreation Room Bedroom	19'6 x 7'3 39' x 20' 10'2 x 13'5	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features:	Subdiv: ponnected: ces: ric: cer(s): Type Living Room Kitchen Dining Roon Primary Bed	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 x 8'6 9'6 x 14'10 11'7 x 14'10 room 13'3 x 11'7	n DISTRICT LOT 73 ard,Rural Setting DW Palty Floor Main Above Above Above	<b>Type</b> Laundry Foyer Kitchen Storage	<b>Dimensions</b> 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10 14'2 x 13'1	Floor Above Below Below Below	<b>Type</b> Storage Recreation Room Bedroom Bedroom	19'6 x 7'3 39' x 20' 10'2 x 13'5 10'2 x 10'9	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Kitchen Dining Roon Primary Bed Bedroom	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 x 8'6 9'6 x 14'10 11'7 x 14'10 room 13'3 x 11'7 9'11 x 8'6	n DISTRICT LOT 73 ard,Rural Setting DW Palty Floor Main Above Above Above Above	<b>Type</b> Laundry Foyer Kitchen Storage Office	<b>Dimensions</b> 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10 14'2 x 13'1 10'9 x 11'7	Floor Above Below Below Below Below	<b>Type</b> Storage Recreation Room Bedroom Bedroom Bedroom	19'6 x 7'3 39' x 20' 10'2 x 13'5 10'2 x 10'9 8'11 x 10'9	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restri Listing Brol Floor Main Main Main Main Main Main Main	Subdiv: Sonnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room Primary Bed Bedroom Office Bedroom	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 x 8'6 9'6 x 14'10 11'7 x 14'10 n 11'7 x 14'10 nom 13'3 x 11'7 9'11 x 8'6 10'3 x 8'6	n DISTRICT LOT 73 ard,Rural Setting DW Palty Floor Main Above Above Above Above Above Above	<b>Type</b> Laundry Foyer Kitchen Storage Office Office Office	<b>Dimensions</b> 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10 14'2 x 13'1 10'9 x 11'7 10'11 x 11'7	Floor Above Below Below Below Below Below	<b>Type</b> Storage Recreation Room Bedroom Bedroom Bedroom Kitchen	19'6 x 7'3 39' x 20' 10'2 x 13'5 10'2 x 10'9 8'11 x 10'9 9' x 10'9	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restu Listing Brol Gain Main Main Main Main Main Main Main M	Subdiv: Sonnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room Primary Bed Bedroom Office Bedroom	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 x 8'6 9'6 x 14'10 11'7 x 14'10 room 13'3 x 11'7 9'11 x 8'6 10'3 x 8'6 8'2 x 15'11	, DISTRICT LOT 73 ard,Rural Setting DW ealty Floor Main Above Above Above Above Above Above	Type Laundry Foyer Kitchen Storage Office Office Office	<b>Dimensions</b> 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10 14'2 x 13'1 10'9 x 11'7 10'11 x 11'7 10'6 x 9'10	Floor Above Below Below Below Below Below	<b>Type</b> Storage Recreation Room Bedroom Bedroom Bedroom Kitchen	19'6 x 7'3 39' x 20' 10'2 x 13'5 10'2 x 10'9 8'11 x 10'9 9' x 10'9 13'6 x 12'8	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brol Floor Main Main Main Main Main Main Main Main	Subdiv: Sonnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room Primary Bed Bedroom Office Bedroom Office Bedroom	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 × 8'6 9'6 × 14'10 11'7 × 14'10 room 13'3 × 11'7 9'11 × 8'6 10'3 × 8'6 8'2 × 15'11	nd,Rural Setting md,Rural Setting DW Palty Floor Main Above Above Above Above Above Above Above Above	Type Laundry Foyer Kitchen Storage Office Office Office	<b>Dimensions</b> 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10 14'2 x 13'1 10'9 x 11'7 10'11 x 11'7 10'6 x 9'10	Floor Above Below Below Below Below Below Below Below	Type Storage Recreation Room Bedroom Bedroom Bedroom Kitchen r #of Pieces	19'6 x 7'3 39' x 20' 10'2 x 13'5 10'2 x 10'9 8'11 x 10'9 9' x 10'9 13'6 x 12'8 Ensuite?	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: Subdiv: Sonnected: ces: ric: ker(s): Type Living Room Kitchen Dining Room Primary Bed Bedroom Office Bedroom Office Bedroom Office Bedroom Office Bedroom	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 × 8'6 9'6 × 14'10 11'7 × 14'10 room 13'3 × 11'7 9'11 × 8'6 10'3 × 8'6 8'2 × 15'11	Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above	Type Laundry Foyer Kitchen Storage Office Office Office	Dimensions 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10 14'2 x 13'1 10'9 x 11'7 10'11 x 11'7 10'6 x 9'10 22 3	Floor Above Below Below Below Below Below Below Below Below	Type Storage Recreation Room Bedroom Bedroom Bedroom Kitchen r # of Pieces 4	19'6 x 7'3 39' x 20' 10'2 x 13'5 10'2 x 10'9 8'11 x 10'9 9' x 10'9 13'6 x 12'8 Ensuite? No	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restrict Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: Subdiv: Sonnected: ces: ric: cer(s): Type Living Room Kitchen Dining Room Primary Bed Bedroom Office Bedroom Office Bedroom Cor (Main): Sor (Below): Sor (Bsmt):	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re <b>Dimensions</b> 18'3 x 8'6 9'6 x 14'10 11'7 x 14'10 11'7 x 14'10 13'3 x 11'7 9'11 x 8'6 10'3 x 8'6 8'2 x 15'11 1,500 sqft 1,750 sqft 1,734 sqft	Above Above	Type Laundry Foyer Kitchen Storage Office Office Office S: ns: :	Dimensions 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10 14'2 x 13'1 10'9 x 11'7 10'11 x 11'7 10'6 x 9'10 22 3 3	Floor Above Below Below Below Below Below Below Below Below Below	Type Storage Recreation Room Bedroom Bedroom Bedroom Kitchen r # of Pieces 4 2	19'6 x 7'3 39' x 20' 10'2 x 13'5 10'2 x 10'9 8'11 x 10'9 9' x 10'9 13'6 x 12'8 <b>Ensuite?</b> No No	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: Sub	Electricity,Natural Gas,Se LOT 2, PLAN LMP53532 None Private Setting,Private Ya ClthWsh/Dryr/Frdg/Stve/ Century 21 Creekside Re Dimensions 18'3 x 8'6 9'6 x 14'10 11'7 x 14'10 11'7 x 14'10 13'3 x 11'7 9'11 x 8'6 10'3 x 8'6 8'2 x 15'11 1,500 sqft 1,730 sqft 1,734 sqft 0 sqft	Above Above	Type Laundry Foyer Kitchen Storage Office Office Office S: ns: :	Dimensions 5'9 x 9'1 16'1 x 20'10 14'2 x 11'10 14'2 x 13'1 10'9 x 11'7 10'11 x 11'7 10'6 x 9'10 22 3 3	Floor Above Below Below Below Below Below Below Below Below Below Above	Type Storage Recreation Room Bedroom Bedroom Bedroom Kitchen r # of Pieces 4 2 2	19'6 x 7'3 39' x 20' 10'2 x 13'5 10'2 x 10'9 8'11 x 10'9 9' x 10'9 13'6 x 12'8 <b>Ensuite?</b> No No No	

Rare opportunity to own 4.42 acres in the Ryder Lake District of Chilliwack. Commercial/residential property located in exclusive Ryder Lake area of Chilliwack. The residential portion of the property (4.02 acres) has a residence (1500sq ft renovated manufactured home) and a 3000 sq ft shop with power, water, and in-floor heating. The property has 'farm status' (Christmas trees). This is the only property in the area with commercial zoning. The total lot area is 4.42 acres with .40 acre zoned commercial (RNC: Rural Neighbourhood Commercial). There is a fully serviced 3434sq building (2 storeys: 1750 sq ft on each level) on the commercial portion that could be used for a restaurant or pub or store and rental units.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.