

Depth/Size (ft):	466	Bedrooms:	7	Approx. Year Built:	9999
Frontage (ft):	870.00	Bathrooms:	4	Age:	999
Lot Area: (Acres)	4.42	Full Baths:	2	Zoning:	R/RNC
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$5,211.92
Rear Yard Exp:	No			For Tax Year:	2024
View:	No			P.I.D.:	025-395-068

Style of Home:	2 Storey,Rancher/Bungalow	Parking:	Total: 12 - Covered: 8
Construction:	Frame - Wood,Manufactured/Mobile	Covered Parking:	8
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		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 Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 2, PLAN LMP53532, DISTRICT LOT 731, GROUP 2, NEW WESTMINSTER LAND DISTRICT, MHR# 79201 CSA #234127
Amenities:	None
Site Influences:	Private Setting,Private Yard,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 8'6	Main	Laundry	5'9 x 9'1	Above	Storage	19'6 x 7'3
Main	Kitchen	9'6 x 14'10	Above	Foyer	16'1 x 20'10	Below	Recreation Room	39' x 20'
Main	Dining Room	11'7 x 14'10	Above	Kitchen	14'2 x 11'10	Below	Bedroom	10'2 x 13'5
Main	Primary Bedroom	13'3 x 11'7	Above	Storage	14'2 x 13'1	Below	Bedroom	10'2 x 10'9
Main	Bedroom	9'11 x 8'6	Above	Office	10'9 x 11'7	Below	Bedroom	8'11 x 10'9
Main	Office	10'3 x 8'6	Above	Office	10'11 x 11'7	Below	Bedroom	9' x 10'9
Main	Bedroom	8'2 x 15'11	Above	Office	10'6 x 9'10	Below	Kitchen	13'6 x 12'8

Finished Floor (Main):	1,500 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,750 sqft	# Of Kitchens:	3	Main	4	No
Finished Floor (Below):	1,734 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	2	No
Finished Floor (Total):	4,984 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,984 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

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.