

Depth/Size (ft):	98.4	Bedrooms:	4	Approx. Year Built:	1993
Frontage (ft):	62.00	Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	5,401.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,659.32
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	017-751-705

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric, Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Carpet	Fixtures Rmvd:	No

View: Yes : Surrounding Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 3, PLAN LMP4175, SECTION 11, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'9"	Above	Bedroom	10'3" x 11'1"
Main	Dining Room	11'9" x 9'11"	Above	Bedroom	9' x 11'5"
Main	Kitchen	9'11" x 11'5"	Above	Primary Bedroom	15'11" x 11'11"
Main	Eating Area	9' x 7'6"	Above	Walk-In Closet	6'4" x 5'7"
Main	Family Room	14' x 13'5"			
Main	Laundry	10' x 7'5"			
Above	Bedroom	11'3" x 10'3"			

Finished Floor (Main):	1,007 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	971 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	1,978 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl, None			
Grand Total:	1,978 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Fantastic family friendly location. Walk to all levels of schools, parks and recreation. Enjoy easy access to the popular rotary trail siding the Chilliwack River. This very well cared for home offers 4 bedrooms up including a spacious Primary bedroom with a walk in shower and separate soaker tub. Functional floor plan on main with family room off the open kitchen/eating area. Walkout to your covered composite patio area, overlooking your fenced, level and manicured yard. South facing backyard with surrounding mountain views. Access to side yard for the utility trailer or boat. Enjoy the ambience of the exterior gemstone lighting, the quality high end windows and the overall care throughout. Great neighborhood.