

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1993
Frontage (ft):	66.00	Bathrooms:	3	Age:	31
Lot Area: (Acres)	2.44	Full Baths:	3	Zoning:	HR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,627.12
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	023-434-791

Style of Home:	Rancher/Bungalow	Parking:	Total: 10 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Brick,Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
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,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	PLAN LMP28479, SUBLot A, SECTION 27, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT
Amenities:	Workshop Detached
Site Influences:	Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 30'	Main	Bedroom	11'4 x 13'4
Main	Dining Room	11'8 x 12'10	Main	Laundry	10'4 x 12'
Main	Kitchen	15'4 x 18'8	Main	Storage	6'8 x 3'8
Main	Foyer	13'6 x 17'			
Main	Primary Bedroom	14'5 x 22'7			
Main	Bedroom	14'5 x 11'4			
Main	Bedroom	14'5 x 10'6			

Finished Floor (Main):	3,179 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	6	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	No
Finished Floor (Total):	3,179 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,179 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Majestic Panoramic Views at the top of Chilliwack Mountain. 3179 sq.ft. custom 4 bedroom rancher. Private gated estate on 2.44 acres. 900 sq.ft. concrete stamped deck. Gourmet kitchen. Sprawling master with ensuite. Concrete tiled roof. High end tilt/turn windows. Heat recovery system. Jacuzzi tub. Double attached Gargae (20'9 X 31'5). Three bay detached garage with workshop. RV covered parking. Lots of room for parking 'toys' and plenty of extra parking for guests.