

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	4	Age:	29
Lot Area: (sq.ft.)	19,994.00	Full Baths:	3	Zoning:	R1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,979.87
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	018-925-456

Style of Home:	2 Storey	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community,Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Other,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Mountain and lanscaped lot

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 19, PLAN LMP18665, DISTRICT LOT 501, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Cul-de-Sac,Private Setting,Private Yard,Rural Setting

Features: ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Refrigerator,Smoke Alarm,Storage Shed,Stove

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'6 x 6'5	Above	Recreation Room	10' x 11'10	Above	Living Room	9'11 x 16'2
Main	Kitchen	11'7 x 14'10	Above	Primary Bedroom	13'4 x 13'5	Above	Kitchen	9'3 x 11'
Main	Dining Room	10'11 x 15'6	Above	Walk-In Closet	7' x 5'4	Above	Bedroom	7'8 x 10'9
Main	Eating Area	9'10 x 9'1	Above	Bedroom	11' x 9'8			
Main	Living Room	11'11 x 14'10	Above	Bedroom	13'10 x 7'6			
Main	Laundry	6'10 x 8'2	Above	Bedroom	11'6 x 10'10			
Main	Office	9'11 x 11'8						

Finished Floor (Main):	1,270 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,728 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	3	No
Finished Floor (Total):	2,998 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,998 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Discover the perfect blend of comfort and charm with this stunning 5-bedroom, 4-bathroom home in the serene Chilliwack River Valley. Nestled on a private, fenced, corner half acre lot in a peaceful cul-de-sac, this property boasts an impressive 3,000 square feet of living space. The home features high-quality 2x6 construction and has been meticulously updated with a new roof and hot water tank, ensuring worry-free living. The property highlights a unique suite above the garage with a separate entrance, perfect for extended family or guests. Experience outdoor living at its best with a vibrant food forest, cozy fire pit, and breathtaking mountain views. This exclusive home is just a 10minute drive from all local amenities, offering both privacy and convenience. Welcome to your new sanctuary