

<b>Depth/Size (ft):</b>	103	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1955
<b>Frontage (ft):</b>	75.00	<b>Bathrooms:</b>	1	<b>Age:</b>	69
<b>Lot Area: (sq.ft.)</b>	7,710.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R1-A
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,064.81
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	009-983-139

<b>Style of Home:</b>	1 1/2 Storey	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Hot Water,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Concrete,Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT D, PLAN NWP14430, NEW WESTMINSTER LAND DISTRICT, DIVISION H
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Storage,Workshop Detached
<b>Site Influences:</b>	Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	12'07 x 20'06	<b>Bsmt</b>	Workshop	10'00 x 8'03
<b>Main</b>	Dining Room	11'04 x 9'01	<b>Bsmt</b>	Recreation Room	17'02 x 13'02
<b>Main</b>	Kitchen	14'04 x 8'10			
<b>Main</b>	Bedroom	11'02 x 8'09			
<b>Main</b>	Bedroom	11'05 x 9'04			
<b>Main</b>	Primary Bedroom	15'01 x 12'01			
<b>Bsmt</b>	Laundry	16'04 x 10'07			

<b>Finished Floor (Main):</b>	1,566 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3			
<b>Finished Floor (Bsmt):</b>	651 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	2,217 sqft	<b>Crawl/Bsmt Height:</b>	2'06			
<b>Unfinished Floor:</b>	0 sqft		Fully			
<b>Grand Total:</b>	2,217 sqft	<b>Basement:</b>	Finished,Part,Separate Entry			
		<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to this charming and well loved family home! Nestled in a quiet and friendly neighborhood, situated right next to schools and transit, and full of opportunity! Boasting features such as a large 21' x 19' detached double garage workshop, as well as a workshop in the basement, a HUGE driveway, beautiful landscaping front to back, and LOADS of storage. You'll have access to the gorgeous yard and large outdoor patio space from your laneway gate entry, and you can cozy up under the shade of the swaying trees in your private fenced yard. The home features a large rec room downstairs, perfect for kids, media, or other ideas! The main living space consists of a cozy living room with a fireplace, a kitchen, and a bright dining room! Minutes to District 1881, and Chilliwack's best amenities!