

Depth/Size (ft):	66	Bedrooms:	5	Approx. Year Built:	2021
Frontage (ft):	66.00	Bathrooms:	4	Age:	3
Lot Area: (sq.ft.)	4,356.00	Full Baths:	3	Zoning:	R1C
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$4,241.61
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	031-005-381

Style of Home:	3 Storey w/Bsmt	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board, Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail., Garage; Double
Rain Screen:	Partial	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s), Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Carpet	Fixtures Rmvd:	No

View: Yes : mountains and mount baker

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT B, PLAN EPP83371, NEW WESTMINSTER LAND DISTRICT, DIVISION D

Amenities: Air Cond./Central

Site Influences: Central Location, Cul-de-Sac, Ski Hill Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Garage Door Opener, Security - Roughed In, Smoke Alarm, Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): SRS Panorama Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Bedroom	11'3 x 9'9	Main	Dining Room	12'9 x 10'3	Above	Bedroom	9' x 11'9
Bsmt	Bedroom	11'3 x 9'9	Main	Great Room	27' x 13'9	Above	Patio	30' x 30'
Bsmt	Living Room	14' x 14'9	Main	Laundry	5'3 x 7'9			
Bsmt	Kitchen	10'9 x 11'3	Main	Walk-In Closet	5' x 9'			
Bsmt	Laundry	3'6 x 4'	Main	Patio	28' x 8'			
Main	Kitchen	14' x 10'3	Above	Bedroom	9'3 x 9'9			
			Above	Bedroom	12'6 x 11'6			

Finished Floor (Main):	1,365 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Bsmt	4	No
Finished Floor (Below):	620 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	865 sqft	Suite:	Unauthorized Suite	Main	3	Yes
Finished Floor (Total):	2,850 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,850 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Central location close to Downtown Chilliwack new commercial hub District 1881 comprises of all kind of Shopping , Restaurant and all 3 levels of schooling just few blocks away. Unique custom design on the quite street with 900 sq. ft. of roof top patio. 2 bedroom unauthorized suite, total 6 bed and 3.5 bath all together with central air condition in place. Rough in for security and central vacuum. Vacant and quick possession possible. Garage has 2 doors front and back.