

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1973
Frontage (ft):		Bathrooms:	1	Age:	51
Lot Area:		Full Baths:	1	Zoning:	MHR
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$487.09
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	700-002-479

Style of Home:	Manufactured/Mobile,Rancher/Bungalow	Parking:	Total: 2 - Covered: 0
Construction:	Manufactured/Mobile	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Community	Title to Land:	Leasehold not prepaid-NonStrata
Fuel/Heating:	Baseboard,Electric,Wood	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	514.90
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Chilliwack River Estates
Services Connected:	Electricity,Septic,Water
Legal:	MHR #011231 CSA #36779
Amenities:	Garden,In Suite Laundry,Storage,Workshop Attached
Site Influences:	Adult Oriented,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Draperies/Window Coverings,Free Stand F/P or Wdstove,Oven - Built In,Refrigerator,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 14'1	Main	Foyer	5'4 x 7'8
Main	Kitchen	10'5 x 8'8	Main	Workshop	7'8 x 19'6
Main	Dining Room	12'5 x 8'6	Main	Storage	6'10 x 5'8
Main	Primary Bedroom	12'8 x 10'11	Main	Patio	16' x 12'7
Main	Bedroom	11'8 x 7'8			
Main	Walk-In Closet	7'8 x 3'8			
Main	Storage	7'8 x 6'			

Finished Floor (Main):	1,053 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,053 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,053 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

PERFECT PACKAGE W/PRIDE OF OWNERSHIP HERE! SUPER WELL-MAINTAINED 2 BDRM 1,053 SF HOME w/FULLY FENCED YARD, TONS OF STORAGE, PEACEFUL SETTING, & BREATHTAKING MOUNTAIN VIEWS make it one of the BEST LOTS in the park! CHILLIWACK RIVER ESTATES is a stones throw away from one of BC's best fishing rivers & just mins from all the amenities of the iconic Garrison Crossing. Spacious living room open to kitchen w/separate dining room-perfect for family gatherings! Cozy WETT inspected wood-burning stove 2017. Over \$2000 of well dried wood incl. Roof 2019, Driveway 2023, PEX & Electrical updated 2015, Windows/Siding 2011, drywalled. Enjoy the BACKYARD OASIS w/lg patio, beautiful gazebo swing chair, firepit, attached workshop, wood storage & 2 sheds! 10+ community, 1 sm pet. Pad rental \$514.90/mo