8546 HOWARD CRESCENT CHILLIWACK

Chilliwack Proper South, V2P 5R6

Residential Detached
\$1,099,900 (LP)

Depth/Size (ft):		Bedrooms:	5	Approx. Year Buil	lt: 2020)
Frontage (ft):	19.55	Bathrooms:	3	Age:	4	
Lot Area: (sq.ft.)	7,035.00	Full Baths:	3	Zoning:	R1-A	Ą
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$4,3	14.98
Rear Yard Exp:				For Tax Year:	2024	1
View:	Yes			P.I.D.:	030-	898-242
Stule of Home	2 Storov w/Pomt		Parking:	Total: 5 - Covered:	. 0	
Style of Home: Construction:	2 Storey w/Bsmt. Frame - Wood		Covered Parking:	2	. 2	
Exterior:	Mixed		Parking Access:	2		
Foundation:	MIXED		Parking Access.	Garage; Double,R	V Parking Avail	
Rain Screen:			Locker:	Clarage, Double, N	v Tarking Avail.	
Rain Screen: Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta .	
water Supply: Fuel/Heating:					la	
8	Forced Air		Property Disc:	Yes		
Outdoor Area:	Balcony(s),Patio(s)		PAD Rental: Fixtures Leased:	No		
Type of Roof: Floor Finish:	Asphalt		Fixtures Leased: Fixtures Rmvd:	No		
			Fixiales niliva.			
	Yes : Mountains		· · · · · · · · · · · · · · · · · · ·			
View:	res. Mountains					
View: Mgmt. Company: Complex / Subdiv:	res . mountains					
		,Sanitary Sewer,Storm Sewer,Wa	ter			
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	,Sanitary Sewer,Storm Sewer,Wa 140, DISTRICT LOT 343, GROUP		DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas	,Sanitary Sewer,Storm Sewer,Wa 140, DISTRICT LOT 343, GROUP		DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central	40, DISTRICT LOT 343, GROUP		DISTRICT		
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr	40, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby	2, NEW WESTMINSTER LANE	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr	40, DISTRICT LOT 343, GROUP	2, NEW WESTMINSTER LANE	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr	040, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum -	2, NEW WESTMINSTER LANE	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside	040, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum -	2, NEW WESTMINSTER LANE		Dimen	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW	940, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty	2, NEW WESTMINSTER LANE Built In,Windows - Thermo	DISTRICT Type Bedroom	Dimen 11'9 x	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen	040, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor	Туре		10'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room	040, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above	Type Bedroom Kitchen	11'9 x	10'1 1'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room	040, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below	Type Bedroom Kitchen Eating Area	11'9 x 7'5 x 1 7'7 x 1	10'1 1'10 1'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom	40, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below	Type Bedroom Kitchen Eating Area Dining Room	11'9 x 7'5 x 1 7'7 x 1 15'0 x 3	10'1 1'10 1'10 8'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet	040, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby //sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5 6'8 x 8'5	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below Below Below	Type Bedroom Kitchen Eating Area Dining Room Living Room	11'9 x 7'5 x 1 7'7 x 1 15'0 x 3 17'9 x	10'1 1'10 1'10 8'7 13'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom	40, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below	Type Bedroom Kitchen Eating Area Dining Room	11'9 x 7'5 x 1 7'7 x 1 15'0 x 3	10'1 1'10 1'10 8'7 13'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom	040, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5 6'8 x 8'5 13'3 x 10'0	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below Below Below	Type Bedroom Kitchen Eating Area Dining Room Living Room	11'9 x 7'5 x 1 7'7 x 1 15'0 x 3 17'9 x	10'1 1'10 1'10 8'7 13'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Bedroom	040, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5 6'8 x 8'5 13'3 x 10'0 15'10 x 10'0	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below Below Below Below Below Below	Type Bedroom Kitchen Eating Area Dining Room Living Room Bedroom	11'9 x 7'5 x 1 7'7 x 1 15'0 x 17'9 x 13'1 x	10'1 1'10 8'7 13'1 12'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gass LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Bedroom	40, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5 6'8 x 8'5 13'3 x 10'0 15'10 x 10'0 # Of Rooms:	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below Below Below Below	Type Bedroom Kitchen Eating Area Dining Room Living Room Bedroom	11'9 x 7'5 x 1 7'7 x 1 15'0 x 17'9 x 13'1 x # of Pieces	10'1 1'10 8'7 13'1 12'9 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Above Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Bedroom 1,794 sqft 0 sqft 1,252 sqft	40, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5 6'8 x 8'5 13'3 x 10'0 15'10 x 10'0 # Of Rooms: # Of Kitchens:	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below Below Below Below Below Below Below Below Below	Type Bedroom Kitchen Eating Area Dining Room Living Room Bedroom Bedroom	11'9 x 7'5 x 1 7'7 x 1 15'0 x 17'9 x 13'1 x # of Pieces 5	10'1 1'10 8'7 13'1 12'9 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Below):	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Bedroom 1,794 sqft 0 sqft 1,252 sqft 0 sqft	940, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby ysh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5 6'8 x 8'5 13'3 x 10'0 15'10 x 10'0 # Of Rooms: # Of Levels: Suite:	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below Below Below Below Below Below Below 2	Type Bedroom Kitchen Eating Area Dining Room Living Room Bedroom	11'9 x 7'5 x 1 7'7 x 1 15'0 x 17'9 x 13'1 x # of Pieces 5 4	10'1 1'10 8'7 13'1 12'9 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Bedroom 1,794 sqft 0 sqft 1,252 sqft 0 sqft 3,046 sqft	940, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby y/sh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5 6'8 x 8'5 13'3 x 10'0 15'10 x 10'0 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below Below Below Below Below 13 2 2 Unauthorized Suite	Type Bedroom Kitchen Eating Area Dining Room Living Room Bedroom Bedroom	11'9 x 7'5 x 1 7'7 x 1 15'0 x 17'9 x 13'1 x # of Pieces 5 4	10'1 1'10 8'7 13'1 12'9 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT B, PLAN EPP800 Air Cond./Central Central Location,Recr Air Conditioning,ClthW Century 21 Creekside Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Bedroom 1,794 sqft 0 sqft 1,252 sqft 0 sqft	940, DISTRICT LOT 343, GROUP eation Nearby,Shopping Nearby ysh/Dryr/Frdg/Stve/DW,Vacuum - Realty Dimensions 17'2 x 7'1 9'2 x 9'11 13'7 x 9'11 15'10 x 13'5 6'8 x 8'5 13'3 x 10'0 15'10 x 10'0 # Of Rooms: # Of Levels: Suite:	2, NEW WESTMINSTER LANE Built In,Windows - Thermo Floor Above Below Below Below Below Below Below Below Below Below 2	Type Bedroom Kitchen Eating Area Dining Room Living Room Bedroom Bedroom	11'9 x 7'5 x 1 7'7 x 1 15'0 x 17'9 x 13'1 x # of Pieces 5 4	10'1 1'10 8'7 13'1 12'9 Ensuite? Yes No

This beautiful home offers stunning views of Mt. Cheam & a warm, inviting atmosphere from the moment you step inside. The bright, spacious layout is enhanced by high ceilings that fill the home with natural light. Upstairs, you'll find 4 well sized bedrooms, including a large primary suite with walk-in closet & an en-suite. Designed with modern living in mind, the open-concept living, dining, & kitchen areas are perfect for entertaining, featuring a large island & s/s appliances. The finished 1 bedroom basement suite, provides a versatile space for in-laws or guests. The fully fenced backyard is a safe haven for kids to play, while you relax on the large patio, taking in the breathtaking mountain views. There is also plenty of parking, enough for 5 cars & RV parking.

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