

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1956
Frontage (ft):	25.00	Bathrooms:	3	Age:	68
Lot Area: (sq.ft.)	8,383.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,065.90
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	010-050-442

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

View: Yes : WATER

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 6, BLOCK 20, PLAN NWP15252, NEW WESTMINSTER LAND DISTRICT, DIVISION H

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Waterfront Property

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'7 x 9'8	Main	Foyer	4'11 x 5'	Bsmt	Den	6' x 7'
Main	Living Room	15'9 x 19'8	Main	Patio	6'11 x 5'3			
Main	Dining Room	9'1 x 11'5	Bsmt	Living Room	30'1 x 10'7			
Main	Primary Bedroom	10'7 x 13'6	Bsmt	Dining Room	14'4 x 7'6			
Main	Bedroom	8'9 x 10'1	Bsmt	Kitchen	13'5 x 10'			
Main	Bedroom	9'2 x 12'6	Bsmt	Bedroom	9'10 x 11'11			
Main	Laundry	9'4 x 6'4	Bsmt	Bedroom	9'8 x 10'7			

Finished Floor (Main):	1,351 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,296 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,647 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,647 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

WATERFRONT PROPERTY on 8,383 square foot lot! This beautiful rancher has a fully finished basement suite that is perfect if you are looking for additional rental income or have a family member that needs their own living space. Central air conditioning was added to the home in 2021 and the downstairs kitchen was recently upgraded, the furnace was replaced in 2018. The home has newer appliances, flooring and some paint. The garage is 516 square feet and has 220 volt wiring. Walking distance to Chilliwack Senior Secondary and Middle School. Close to downtown for all of your shopping needs, with all the new shops and restaurants. Very peaceful and quiet neighborhood. You can go kayaking in your backyard! the property backs on to Hope River Canal. Ready for viewings, book appointments now.