

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1997
Frontage (ft):	175.00	Bathrooms:	3	Age:	27
Lot Area: (Acres)	1.35	Full Baths:	2	Zoning:	HR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,789.15
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	018-403-859

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains & River
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 3, PLAN LMP11760, SECTION 28, TOWNSHIP 23, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,Swirlpool/Hot Tub,Workshop Detached
Site Influences:	
Features:	Hot Tub Spa/Swirlpool,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'7 x 11'2	Main	Bedroom	9'5 x 11'0	Below	Bedroom	17'9 x 12'9
Main	Kitchen	11'1 x 17'10	Main	Bedroom	11'5 x 9'5	Below	Recreation Room	30'3 x 13'1
Main	Dining Room	12'3 x 16'9	Main	Den	8'1 x 6'0	Below	Kitchen	9'11 x 10'1
Main	Living Room	23'6 x 23'5	Main	Laundry	9'9 x 7'3	Below	Eating Area	6'5 x 9'7
Main	Pantry	5'2 x 3'10	Below	Bedroom	18'8 x 16'11			
Main	Other	19'8 x 11'8	Below	Storage	11'5 x 27'8			
Main	Primary Bedroom	11'9 x 11'7	Below	Other	33'9 x 8'8			

Finished Floor (Main):	1,995 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,961 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	3,956 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,956 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

This custom crafted 5 bedroom 2 story home is located in desirable Panama Heights on Chilliwack Mountain. 4000sqft rancher with walk out bsmt, vaulted ceilings, large and picturesque windows show spectacular river and valley views. Special design about a view platform with hot tub and shower over 40ft up a tree and a wooden bridge to the main floor. Oversized separate garage, patios, covered outdoor kitchen, detached shop, glass greenhouse, large professional koi ponds and so much more