

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2004
Frontage (ft):	41.34	Bathrooms:	5	Age:	20
Lot Area: (sq.ft.)	8,015.00	Full Baths:	4	Zoning:	SR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,577.38
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	025-510-894

Style of Home:	4 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 10, PLAN BCP1623, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 5'0	Above	Bedroom	12'1 x 10'1	Below	Dining Room	8'1 x 12'0
Main	Living Room	12'1 x 14'8	Above	Primary Bedroom	12'8 x 16'11	Below	Kitchen	10'4 x 8'9
Main	Dining Room	13'8 x 11'11	Above	Walk-In Closet	8'9 x 6'1	Below	Family Room	10'2 x 14'7
Main	Kitchen	12'1 x 15'11	Above	Bedroom	10'0 x 10'1	Below	Laundry	10'5 x 9'5
Main	Family Room	13'11 x 14'9	Above	Bedroom	10'0 x 10'2	Bsmt	Den	12'1 x 12'3
Main	Bedroom	10'5 x 9'4	Below	Storage	8'1 x 9'7	Bsmt	Kitchen	9'7 x 8'6
Main	Laundry	10'5 x 9'8	Below	Recreation Room	12'1 x 25'8	Bsmt	Dining Room	10'0 x 6'2

Finished Floor (Main):	1,282 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,104 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	1,259 sqft	# Of Levels:	4	Above	4	Yes
Finished Floor (Bsmt):	821 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	4,466 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished	Bsmt	4	No
Grand Total:	4,466 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Custom built home in the heart of the Eastern Hillside of Chilliwack! With nearly 4500 sq ft of living space, 2 basement suites and 5 bedrooms on the Main 2 floors for you to enjoy, this home has it all. Beautiful maple floors, gas fireplace, Fire sprinklers throughout, 4 decks and much more. This home is quality built to the highest standards with engineered earthquake protection, hurricane ties and seismic lateral load. New hot water tank, AC, 3 sets of laundry for everyone's convenience and parking for 6. Total privacy in the back and a lovely cul-de-sac road for the kids to play on. Book your private showing today!