

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

<b>Style of Home:</b>	4 Level Split	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	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

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

Custom built home in the heart of the Eastern Hillside of Chilliwack! With nearly 4500 sq ft of living space, 2 basement suites PLUS 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!