

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1963
<b>Frontage (ft):</b>	71.00	<b>Bathrooms:</b>	1	<b>Age:</b>	61
<b>Lot Area: (sq.ft.)</b>	9,600.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R1-A
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,088.96
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	009-305-335

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 1 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Other
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric	<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>	Laminate,Mixed,Other	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 21, PLAN NWP24148, DISTRICT LOT 343, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry,Independent living
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 AAA Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 13'	Bsmt	Bedroom	11' x 11'
Main	Dining Room	10' x 13'	Bsmt	Bedroom	11' x 11'
Main	Kitchen	12'9 x 12'5	Below	Utility	12' x 5'
Main	Primary Bedroom	18' x 13'7			
Main	Bedroom	13' x 11'2			
Main	Bedroom	12' x 10'1			
Main	Utility	13'5 x 5'			

<b>Finished Floor (Main):</b>	1,135 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,135 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	884 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,019 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

INVESTORS/BUILDERS/FIRST HOME BUYERS ALERT! Renovated house 5 bed 2 bath sitting on 9600 sq ft lot in prime area of Chilliwack. Subdivision potential (subject to check with City of Chilliwack).