45614 HERRON AVENUE CHILLIWACK

Chilliwack Proper West, V2P 3G9

Depth/Size (ft):	115	Bedrooms:	5	Approx. Year Buil	lt: 201	6
Frontage (ft):	55.00	Bathrooms:	2	Age:	8	
Lot Area: (sq.ft.)	6,325.00	Full Baths:	0	Zoning:	R1A	A
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$4,0)29.99
Rear Yard Exp:				For Tax Year:	202	4
View:				P.I.D.:	009	-573-879
Style of Home:	Basement Entry		Parking:	Total: 4		
Construction:	Frame - Wood		Covered Parking:			
Exterior:	Vinyl		Parking Access:	Front		
Foundation:			Parking:	Add. Parking Avail	l.	
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:			Distance to:	Public Transit: Abc	ove - School Bus	: Bedroom
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
Fuel/Heating:	Forced Air, Natural G	àas	Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) D		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:		as,Sanitary Sewer,Water 11663, NEW WESTMINSTER LAND	DISTRICT, DIVISION C			
Mgmt. Company: Complex / Subdiv: Services Connected:	LOT 7, PLAN NWP1	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bi				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 7, PLAN NWP ClthWsh/Dryr/Frdg/ RE/MAX Aldercente	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty	ilt In	Type	Dime	nsions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/ RE/MAX Aldercente	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions	ilt In Floor	Type Kitchen		nsions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above	LOT 7, PLAN NWP1 CithWsh/Dryr/Frdg/3 RE/MAX Aldercente Type Living Room	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 x 11'6	ilt In Floor Below	Kitchen	7'6 x 1	11'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below	LOT 7, PLAN NWP ClthWsh/Dryr/Frdg/ RE/MAX Aldercente Type Living Room Living Room	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 x 11'6 10'0 x 11'5	ilt In Floor Below Above	Kitchen Kitchen	7'6 x 1 10'4 x	11'5 11'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above	LOT 7, PLAN NWP1 CithWsh/Dryr/Frdg/3 RE/MAX Aldercente Type Living Room	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 x 11'6	ilt In Floor Below	Kitchen	7'6 x 1	11'5 11'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below Above	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/ RE/MAX Aldercente Type Living Room Living Room Patio Dining Room	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 x 11'6 10'0 x 11'5 15'0 x 12'1 9'11 x 11'4	ilt In Floor Below Above Below	Kitchen Kitchen Recreation Room	7'6 x 1 10'4 x 13'11	11'5 11'0 x 14'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below Above Below Above	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/ RE/MAX Aldercente Living Room Living Room Patio Dining Room	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 x 11'6 10'0 x 11'5 15'0 x 12'1 9'11 x 11'4 # Of Rooms:	illt In Floor Below Above Below 13	Kitchen Kitchen Recreation Room Bathroom Floor	7'6 x 1 10'4 x 13'11 # of Pieces	11'5 11'0 x 14'9 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below Above Above Selow	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/3 RE/MAX Aldercente Living Room Living Room Patio Dining Room 1,155 sqft 0 sqft	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 × 11'6 10'0 × 11'5 15'0 × 12'1 9'11 × 11'4 # Of Rooms: # Of Kitchens:	illt In Floor Below Above Below 13 2	Kitchen Kitchen Recreation Room Bathroom Floor Above	7'6 x 1 10'4 x 13'11 # of Pieces 2	11'5 11'0 x 14'9 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below Above Above Floor Floor (Main): Finished Floor (Main): Finished Floor (Below):	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/3 RE/MAX Aldercente Type Living Room Living Room Patio Dining Room Dining Room	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu or Realty Dimensions 14'0 × 11'6 10'0 × 11'5 15'0 × 12'1 9'11 × 11'4 # Of Rooms: # Of Kitchens: # Of Levels:	illt In Floor Below Above Below 13 2 2	Kitchen Kitchen Recreation Room Bathroom Floor	7'6 x 1 10'4 x 13'11 # of Pieces	11'5 11'0 x 14'9 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below Above Above Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/3 RE/MAX Aldercente Type Living Room Patio Dining Room Patio Dining Room	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 x 11'6 10'0 x 11'5 15'0 x 12'1 9'11 x 11'4 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	illt In Floor Below Above Below 13 2	Kitchen Kitchen Recreation Room Bathroom Floor Above	7'6 x 1 10'4 x 13'11 # of Pieces 2	11'5 11'0 x 14'9 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below Above Above Above Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Desmt): Finished Floor (Total):	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/ RE/MAX Aldercente Living Room Living Room Patio Dining Room 1,155 sqft 0 sqft 0 sqft 916 sqft 2,071 sqft	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu or Realty Dimensions 14'0 × 11'6 10'0 × 11'5 15'0 × 12'1 9'11 × 11'4 # Of Rooms: # Of Kitchens: # Of Levels:	illt In Floor Below Above Below 13 2 2 Unauthorized Suite	Kitchen Kitchen Recreation Room Bathroom Floor Above	7'6 x 1 10'4 x 13'11 # of Pieces 2	11'5 11'0 x 14'9 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below Above Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/3 RE/MAX Aldercente Type Living Room Patio Dining Room Patio Dining Room	11663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 x 11'6 10'0 x 11'5 15'0 x 12'1 9'11 x 11'4 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	illt In Floor Below Above Below 13 2 2	Kitchen Kitchen Recreation Room Bathroom Floor Above	7'6 x 1 10'4 x 13'11 # of Pieces 2	11'5 11'0 x 14'9 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Below Above Below Above Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Delow): Finished Floor (Total): Unfinished Floor:	LOT 7, PLAN NWP1 ClthWsh/Dryr/Frdg/ RE/MAX Aldercente Living Room Living Room Patio Dining Room 1,155 sqft 0 sqft 0 sqft 916 sqft 2,071 sqft 0 sqft 0 sqft	t1663, NEW WESTMINSTER LAND Stve/DW,Storage Shed,Vacuum - Bu er Realty Dimensions 14'0 × 11'6 10'0 × 11'5 15'0 × 12'1 9'11 × 11'4 # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	illt In Floor Below Above Below 13 2 2 Unauthorized Suite Fully Finished,Separate	Kitchen Kitchen Recreation Room Bathroom Floor Above	7'6 x 1 10'4 x 13'11 # of Pieces 2	11'5 11'0 x 14'9 Ensuite? Yes

This house was built in 2016 and is situated in a very quiet area of Chilliwack and offers 5 bedrooms and 3 bathrooms. Ideal for a family that enjoys local trails and scenery. Elementary school is at walking distance. Backyard offers several fruit trees for your summer enjoyment. This house offers a beautiful open concept living room and kitchen layout great for entertaining your guests. Large recreation room downstairs that can be used as an office as well. The main kitchen has a gas stove and the deck offers a natural gas hook up for a BBQ. This property offers great mountain views and the trails are just steps away. 2 bedroom mortgage helper.

Cotala. Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.