

Depth/Size (ft):	115	Bedrooms:	5	Approx. Year Built:	2016
Frontage (ft):	55.00	Bathrooms:	2	Age:	8
Lot Area: (sq.ft.)	6,325.00	Full Baths:	0	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$4,029.99
Rear Yard Exp:				For Tax Year:	2024
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.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	Public Transit: Above - School Bus: Bedroom
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 7, PLAN NWP11663, NEW WESTMINSTER LAND DISTRICT, DIVISION C

Amenities:

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Vacuuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX Aldercenter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	14'0 x 11'6	Below	Kitchen	7'6 x 11'5
Below	Living Room	10'0 x 11'5	Above	Kitchen	10'4 x 11'0
Above	Patio	15'0 x 12'1	Below	Recreation Room	13'11 x 14'9
Above	Dining Room	9'11 x 11'4			

Finished Floor (Main):	1,155 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Above	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Below	1	No
Finished Floor (Bsmt):	916 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,071 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,071 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

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.