

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1978
Frontage (ft):	58.20	Bathrooms:	2	Age:	47
Lot Area: (sq.ft.)	5,924.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,901.31
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	005-050-359

Style of Home:	Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Mixed,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 157, PLAN NWP52573, DISTRICT LOT 341, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage,Swirlpool/Hot Tub

Site Influences: Central Location,Private Yard,Recreation Nearby,Rural Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave,Pantry,Security - Roughed In,Smoke Alarm

Bylaw Restrict:

Listing Broker(s): Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13'1 x 13'9	Below	Bedroom	13'3 x 12'9
Above	Eating Area	9'1 x 11'9	Below	Laundry	12'3 x 13'1
Above	Kitchen	12'6 x 11'10	Below	Recreation Room	26'2 x 11'1
Above	Foyer	6'2 x 12'5			
Above	Primary Bedroom	11'3 x 11'5			
Above	Bedroom	8'8 x 10'3			
Above	Bedroom	9'6 x 10'4			

Finished Floor (Main):	1,058 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	711 sqft	Suite:	None			
Finished Floor (Total):	1,769 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,769 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to centrally located uptown Chilliwack. Minutes away from all amenities. This home is nestled in a family oriented neighborhood boasting 4 bedrooms and 2 bathrooms. Plenty of parking for large families or trailer. Fully fenced yard includes space for gardening, a sanded area for large pool, extra storage, fire pit gazebo for entertaining and a hot tub. With plenty of modern updates, this home still canvases the possibilities to customize personal style. Close access to highway, shopping, District 1881, schools, transit, hospital and all your day to day needs.