

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1945
Frontage (ft):	67.00	Bathrooms:	1	Age:	80
Lot Area: (sq.ft.)	8,223.00	Full Baths:	1	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,725.74
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	011-245-743

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 9, PLAN NWP7618, NEW WESTMINSTER LAND DISTRICT, DIVISION D
Amenities:	None
Site Influences:	Central Location,Lane Access,Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'6			
Main	Dining Room	9' x 11'			
Main	Kitchen	14' x 10'			
Main	Primary Bedroom	10' x 11'			
Main	Bedroom	11'6 x 8'			
Above	Bedroom	25' x 12'8			

Finished Floor (Main):	712 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	260 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	972 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	972 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Large lot Approximately 67x123. Has a 3 bedroom 2.5 bathroom home .This could be a great little investment property. Either holding or development.Please check with the City of Chilliwack Property backs on to a another street which could be a plus for this property. Upgrading of fencing adds to privacy. Single garage and lots of parking. Priced to sell.