

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	90.00	Bathrooms:	2	Age:	53
Lot Area: (sq.ft.)	7,841.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,036.40
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	001-336-011

Style of Home:	Split Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Aluminum,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 43, PLAN NWP39506, DISTRICT LOT 343, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 13'7	Below	Bedroom	13'11 x 11'0
Main	Dining Room	10'1 x 11'8	Below	Bedroom	15'0 x 10'10
Main	Kitchen	12'4 x 11'4	Below	Storage	9'3 x 11'4
Main	Primary Bedroom	14'5 x 10'1			
Main	Bedroom	10'10 x 10'6			
Main	Foyer	6'11 x 3'10			
Below	Family Room	18'11 x 11'0			

Finished Floor (Main):	1,074 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,039 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,113 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Partly Finished			
Grand Total:	2,113 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Great family home in Chilliwack. This tidy corner lot home has lots of updates over the years including flooring, paint, windows (2014) and the roof (2017). Two generous bedrooms on the main, SS appliances in the kitchen, updated main bathroom and cozy gas fireplace in the large living room. Lower level features two large bedrooms, family room with gas fireplace, bathroom and storage room. Large double garage with RV parking at the side. Nice mountain views and easy freeway access make this great value.