

R2496037
House/Single Family

5853 GARRISON BOULEVARD
Chilliwack
Vedder S Watson-Promontory
V2R 5X9

Residential Detached
\$1,085,000 (LP)



Depth/Size (ft.): **31** Frontage (ft.): **45.28** Approx. Yr Built: **2006**
 Lot Area (sq.ft.): **4,423.00** Bedrooms: **4** Age: **14**
 Flood Plain: **No** Bathrooms: **4** Zoning: **CD10**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$4,057.44**
 Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **026-269-520**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard,Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **2** Parking Access:
 Parking: **DetachedGrge/Carport,Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Wall/Wall/Mixed**

Legal: **LOT 121, PLAN BCP17275, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Air Cond./Central**
 Site Influences: **Central Location,Lane Access,Recreation Nearby,Shopping Nearby**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 7'7	Bsmt	Storage	15'11 x 7'11			x
Main	Living Room	15'3 x 14'2	Bsmt	Laundry	9'9 x 4'7			x
Main	Kitchen	13'1 x 13'7	Bsmt	Bedroom	12'11 x 12'9			x
Main	Dining Room	10' x 8'4	Bsmt	Walk-In Closet	8'7 x 7'7			x
Main	Family Room	12'3 x 11'7			x			x
Main	Flex Room	7'9 x 4'7			x			x
Above	Master Bedroom	17'6 x 13'7			x			x
Above	Bedroom	10'1 x 13'3			x			x
Above	Bedroom	12' x 9'11			x			
Bsmt	Media Room	19' x 12'11			x			

Finished Floor (Main):	1,043	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	858	# of Kitchens:	1	1	Main	2	No
Finished Floor (Below):	390	# of Levels:	3	2	Above	4	No
Finished Floor (Basement):	1,025	Suite:	Legal Suite	3	Above	4	Yes
Finished Floor (Total):	3,316 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	No
Unfinished Floor:	0	Beds in Bsmt.:	1 Beds not in Bsmt.: 3	5			No
Grand Total:	3,316 sq. ft.	Basement:	Fully Finished	6			No
				7			No
				8			No

Listing Broker(s): **Homelife Advantage Realty Ltd. (Vedder)**

Once upon a time but maybe not for long there was this amazing 2 storey home w/fully finished basement & large detached garage w/COACH HOUSE - "LEGAL SUITE above. From the outside in, you will admire the gardens, front veranda area & private yard w/covered patio. Opening the front door will lead you to an open spacious floor plan w/lots of windows that allow for lots of natural light. Hardwood floors, granite counters, gas fireplace, lots of pull out cabinets in the kitchen & more. The basement is fully finished w/large rec room, bedroom, storage room & also has a separate entrance that could be perfect for an in-law suite. There aren't many homes in GARRISON that check so many of the boxes like this one. Only minutes to all levels of school, shopping, rec centre & the Rotary Trail