

R2501414
House with Acreage

6270 RYDER LAKE ROAD
Chilliwack
Ryder Lake
V4Z 1E2

Residential Detached
\$1,598,900 (LP)



Depth/Size (ft.):
Lot Area (Acres): **3.02**
Flood Plain: **No**
Rear Yard Exp:
View: **Yes: Mountain & Valley**
Complex / Subdiv:
Services Connected: **Electricity,Natural Gas,Septic,Water**

Frontage (ft.): **145.00**
Bedrooms: **4**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**

Approx. Yr Built: **1988**
Age: **32**
Zoning: **RR**
Gross Taxes: **\$3,949.49**
For Tax Year: **2019**
P.I.D.: **026-637-936**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas,Wood**
Water Supply: **Well - Drilled**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **2** Parking Access:
Parking: **Garage; Double,RV Parking Avail.**
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,Tile,Wall/Wall/Mixed**

Legal: **LOT A, PLAN BCP23109, SECTION 10, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**
Amenities: **Workshop Detached**
Site Influences: **Private Setting,Rural Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 14'9	Above	Bedroom	12'5 x 9'3			x
Main	Dining Room	11'7 x 6'9	Above	Flex Room	13'7 x 7'5			x
Main	Kitchen	15'4 x 12'5	Bsmt	Recreation Room	11'2 x 20'3			x
Main	Eating Area	7'7 x 11'10			x			x
Main	Foyer	5'5 x 8'1			x			x
Main	Master Bedroom	12'6 x 10'7			x			x
Main	Walk-In Closet	5'5 x 7'5			x			x
Main	Laundry	11'4 x 4'7			x			x
Above	Bedroom	10'7 x 11'1			x			
Above	Bedroom	12'4 x 10'7			x			

Finished Floor (Main):	1,236	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	880	# of Kitchens:	1	1	Main	3	Yes
Finished Floor (Below):	0	# of Levels:	3	2	Main	2	No
Finished Floor (Basement):	1,576	Suite:	None	3	Above	5	No
Finished Floor (Total):	3,692 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	588	Beds in Bsmt.:	0 Beds not in Bsmt.: 4	5			No
Grand Total:	4,280 sq. ft.	Basement:	Full,Partly Finished	6			No
				7			No
				8			No

Listing Broker(s): **HomeLife Advantage Realty Ltd (Vedder)**

There are lots of beautiful houses on the mountain but not many compared to this! This GATED 3+ ACRE property is PRIVATE w/lots of usable land & has one of the best VIEWS that look out to Mission & Harrison Hot Springs & is less than 10 mins to shopping! It's that perfect little acreage w/Lrg SHOP & lots of SUN & has plenty of WATER. It even has its own pond. Great home that has spacious floor plan w/MASTER on MAIN, 3 extra bdrms upstairs, partial finished bsmt w/man cave. Also features hardwood floors, granite counters, huge patio, lrg cleared lawn area, 2 wells (16' & 127' drilled well) hook-up for backup gen, water filtration system, hot tub hook-up in 2 locations. The SHOP is one of the best you will see with 2 liveable areas that is RI for a 2nd kitchen has a full bathroom. Call Today