

R2518432
House with Acreage

48551 PRAIRIE CENTRAL ROAD
Chilliwack
East Chilliwack
V2P 6H3

Residential Detached
\$1,150,000 (LP)



Depth/Size (ft.): **2.0 Acres** Frontage (ft.): **2.0** Approx. Yr Built: **1953**
 Lot Area (Acres): **2.00** Bedrooms: **2** Age: **67**
 Flood Plain: **Yes** Bathrooms: **1** Zoning: **AL**
 Rear Yard Exp: Full Baths: **1** Gross Taxes: **\$4,559.25**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **013-526-596**
 View: **Yes: Mountains & farmland**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Septic**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal,Well - Drilled**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **Parking Access:**
 Parking: **Open,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: **Yes**
 Floor Finish: **Hardwood,Laminate,Tile**

Legal: **PARCEL B, PART SE1/4, SECTION 27, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, RE**
 Amenities: **Barn,Workshop Detached**
 Site Influences: **Golf Course Nearby,Greenbelt**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 11'9			x			x
Main	Kitchen	12'5 x 15'2			x			x
Main	Dining Room	10'4 x 8'2			x			x
Main	Laundry	7'8 x 4'3			x			x
Main	Master Bedroom	12'8 x 12'1			x			x
Main	Bedroom	12'6 x 9'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,024	# of Rooms:	6	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	0	# of Levels:	1	2			No
Finished Floor (Basement):	0	Suite:	None	3			No
Finished Floor (Total):	1,024 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 2	5			No
Grand Total:	1,024 sq. ft.	Basement:	Crawl	6			No
				7			No
				8			No

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

Have you ever wanted to live in a peaceful country setting? This property is located just outside the city limits and could be just what you are looking for. 2 usable flat acres, detached workshop. Charming 2 bedroom house with huge patio and BBQ area, landscaped yard, with many updates to the home. Surrounded by spectacular Mountain views and only minutes to the highway. This is the perfect property! What are you waiting for!!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.