9540 COOTE STREET CHILLIWACK

Chilliwack Proper East, V2P 6B5

			1			1		
Depth/Size		80	Bedrooms:		6	Approx. Year Bu		9
Frontage (ft	t):	48.58	Bathrooms:	4	5	Age:	5	
Lot Area:			Full Baths:	•	4	Zoning:	R3	
Flood Plain		Yes	Half Baths:		1	Gross Taxes:	\$4,0	02.44
Rear Yard E	Exp:					For Tax Year:	202	3
View:						P.I.D.:	030	-689-783
Style of Hor	me:	3 Storey			Parking:	Total: 4 - Covere	d: 2	
Constructio	on:	Frame - Wood			Covered Parking:	2		
Exterior:		Mixed		1	Parking Access:	Front		
Foundation	:			1	Parking:	Garage; Double		
Rain Screer	n:			1	Locker:			
Renovation	s:			1	Units in Dev:			
# of Firepla	ces:	2 - Fuel: Natural Gas		1	Distance to:			
Water Supp	oly:	City/Municipal		-	Fitle to Land:	Freehold NonStr	ata	
Fuel/Heating	g:	Forced Air		1	Property Disc:	Yes		
Outdoor Are	ea:	Fenced Yard, Patio(s) & D	eck(s)	1	PAD Rental:			
Type of Roc	of:	Asphalt		1	Fixtures Leased:	No		
Floor Finish	n:	Mixed,Vinyl/Linoleum			Fixtures Rmvd:	No		
View:	nany:							
Mgmt. Com								
Complex / S	Subdiv:	Electricity Natural Gas Sa	unitary Sower Water					
Complex / S Services Co	Subdiv:	Electricity,Natural Gas,Sa				DISTRICT		
Complex / Services Co Legal:	Subdiv: onnected:	Electricity,Natural Gas,Sa LOT B, PLAN EPP87751,			/ WESTMINSTER LAND	DISTRICT		
Complex / Services Co Legal: Amenities:	Subdiv: onnected:	LOT B, PLAN EPP87751,	, DISTRICT LOT 334		/ WESTMINSTER LAND) DISTRICT		
Complex / S Services Co Legal: Amenities: Site Influen	Subdiv: onnected:	LOT B, PLAN EPP87751, Central Location,Shoppin	, DISTRICT LOT 334		/ WESTMINSTER LANE	DISTRICT		
Complex / S Services Co Legal: Amenities: Site Influen Features:	Subdiv: onnected: nces:	LOT B, PLAN EPP87751,	, DISTRICT LOT 334		/ WESTMINSTER LANE	DISTRICT		
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest	Subdiv: onnected: nces: rric:	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I	, DISTRICT LOT 334 Ig Nearby DW		/ WESTMINSTER LANE	DISTRICT		
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest	Subdiv: onnected: nces: rric:	LOT B, PLAN EPP87751, Central Location,Shoppin	, DISTRICT LOT 334 Ig Nearby DW		/ WESTMINSTER LANE	DISTRICT		
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Bro	Subdiv: onnected: nces: rric: ker(s): Type	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea	, DISTRICT LOT 334 Ig Nearby DW	4, GROUP 2, NEW	/ WESTMINSTER LANE	DISTRICT	Туре	Dimensions
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brod	Subdiv: onnected: nces: tric: ker(s): Type Kitchen	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6	, DISTRICT LOT 334 ng Nearby DW alty Ltd	4, GROUP 2, NEW Type Living Room	Dimensions 11' x 15'6	Floor Above	Walk-In Closet	6'4 x 4'2
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main	Subdiv: onnected: nces: rric: ker(s): Type	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6	, DISTRICT LOT 334 ng Nearby DW alty Ltd Floor	4, GROUP 2, NEW	Dimensions	Floor		
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main Main	Subdiv: onnected: nces: tric: ker(s): Type Kitchen	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6	, DISTRICT LOT 334 ng Nearby DW alty Ltd Floor Main	4, GROUP 2, NEW Type Living Room	Dimensions 11' x 15'6	Floor Above	Walk-In Closet	6'4 x 4'2
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main Main Main	Subdiv: onnected: nces: rric: ker(s): Type Kitchen Dining Roon	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15'	, DISTRICT LOT 334 ng Nearby DW alty Ltd Floor Main Main	4, GROUP 2, NEW Type Living Room Pantry	Dimensions 11' x 15'6 3' x 10'10	Floor Above Below	Walk-In Closet Foyer	6'4 x 4'2 12' x 6'
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main Main Main Main	Subdiv: onnected: nces: rric: ker(s): Type Kitchen Dining Roon Great Room	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15'	, DISTRICT LOT 334 Ig Nearby DW alty Ltd Floor Main Main Main	4, GROUP 2, NEW Type Living Room Pantry Storage	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10	Floor Above Below Below	Walk-In Closet Foyer Office	6'4 x 4'2 12' x 6' 12' x 10'
Complex / S Services Ca Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main Main Main Main Main	Subdiv: onnected: nces: tric: ker(s): Type Kitchen Dining Roon Great Room Office Laundry	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7	, DISTRICT LOT 334 Ig Nearby DW alty Ltd Floor Main Main Above	4, GROUP 2, NEW Type Living Room Pantry Storage Loft	Dimensions 11' × 15'6 3' × 10'10 8'6 × 2'10 7'2 × 16'2	Floor Above Below Below Below	Walk-In Closet Foyer Office Kitchen	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9'
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main Main Main Main Main Main	Subdiv: onnected: nces: tric: ker(s): Type Kitchen Dining Roon Great Room Office Laundry	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7 7'2 x 8'7 room 15'5 x 13'7	, DISTRICT LOT 334 ng Nearby DW alty Ltd Floor Main Main Above Above	4, GROUP 2, NEW Type Living Room Pantry Storage Loft Bedroom	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10 7'2 x 16'2 13'5 x 10'3	Floor Above Below Below Below Below	Walk-In Closet Foyer Office Kitchen Dining Room	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9' 10'2 x 10'
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brod Floor Main Main Main Main Main Main Main	Subdiv: onnected: ices: iric: ker(s): Type Kitchen Dining Roon Great Room Office Laundry Primary Bed Walk-In Clos	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7 7'2 x 8'7 room 15'5 x 13'7	, DISTRICT LOT 334 Ig Nearby DW alty Ltd Floor Main Main Main Above Above Above	4, GROUP 2, NEW Type Living Room Pantry Storage Loft Bedroom Primary Bedroom	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10 7'2 x 16'2 13'5 x 10'3 12'5 x 11'3	Floor Above Below Below Below Below Below	Walk-In Closet Foyer Office Kitchen Dining Room Living Room Bedroom	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9' 10'2 x 10' 13'6 x 11'
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: ices: iric: ker(s): Type Kitchen Dining Roon Great Room Office Laundry Primary Bed Walk-In Clos	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7 7'2 x 8'7 room 15'5 x 13'7 et 7' x 10'4	, DISTRICT LOT 334 ng Nearby DW alty Ltd Floor Main Main Main Above Above Above	4, GROUP 2, NEW Type Living Room Pantry Storage Loft Bedroom Primary Bedroom	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10 7'2 x 16'2 13'5 x 10'3 12'5 x 11'3 13'5 x 14'	Floor Above Below Below Below Below Below Below	Walk-In Closet Foyer Office Kitchen Dining Room Living Room Bedroom	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9' 10'2 x 10' 13'6 x 11' 10'2 x 10'
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: nces: rric: ker(s): Type Kitchen Dining Roon Great Room Office Laundry Primary Bed Walk-In Clos	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7 7'2 x 8'7 room 15'5 x 13'7 et 7' x 10'4	, DISTRICT LOT 334 Ig Nearby DW alty Ltd Floor Main Main Main Above Above Above Above Above	4, GROUP 2, NEW Type Living Room Pantry Storage Loft Bedroom Primary Bedroom : : : : : : : : : : : : : : : : : :	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10 7'2 x 16'2 13'5 x 10'3 12'5 x 11'3 13'5 x 14'	Floor Above Below Below Below Below Below Below Below	Walk-In Closet Foyer Office Kitchen Dining Room Living Room Bedroom	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9' 10'2 x 10' 13'6 x 11' 10'2 x 10' Ensuite?
Complex / S Services Ca Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brod Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: nces: tric: ker(s): Type Kitchen Dining Roon Great Room Office Laundry Primary Bed Walk-In Clos oor (Main): oor (Above): oor (Below):	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7 7'2 x 8'7 room 15'5 x 13'7 et 7' x 10'4 1,516 sqft 988 sqft 1,039 sqft	, DISTRICT LOT 334 Ig Nearby DW alty Ltd Floor Main Main Main Above Above Above Above Above Above Above Above	4, GROUP 2, NEW Type Living Room Pantry Storage Loft Bedroom Bedroom Primary Bedroom Is:	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10 7'2 x 16'2 13'5 x 10'3 12'5 x 11'3 13'5 x 14'	Floor Above Below Below Below Below Below Below Below	Walk-In Closet Foyer Office Kitchen Dining Room Living Room Bedroom	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9' 10'2 x 10' 13'6 x 11' 10'2 x 10' Ensuite? No
Complex / S Services Ca Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brod Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: nces: tric: ker(s): Type Kitchen Dining Roon Great Room Office Laundry Primary Bed Walk-In Clos oor (Main): oor (Above): oor (Below): oor (Bsmt):	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7 7'2 x 8'7 room 15'5 x 13'7 et 7' x 10'4 1,516 sqft 988 sqft 1,039 sqft 0 sqft	, DISTRICT LOT 334 ng Nearby DW alty Ltd Floor Main Main Main Above Above Above Above Above Above Above Above Above Above Above Above Above	4, GROUP 2, NEW Type Living Room Pantry Storage Loft Bedroom Primary Bedroom Storage Loft Bedroom Bedroom Storage Stora	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10 7'2 x 16'2 13'5 x 10'3 12'5 x 11'3 13'5 x 14' 22 2 3	Floor Above Below Below Below Below Below Below Below Below Below Above Above Above Main	Walk-In Closet Foyer Office Kitchen Dining Room Living Room Bedroom • # of Pieces 5 5 5 5 5	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9' 10'2 x 10' 13'6 x 11' 10'2 x 10' Ensuite? No Yes Yes
Complex / S Services Ca Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brod Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: rices: ker(s): Type Kitchen Dining Roon Great Room Office Laundry Primary Bed Walk-In Clos oor (Main): oor (Above): oor (Below): oor (Below): oor (Total):	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7 7'2 x 8'7 room 15'5 x 13'7 et 7' x 10'4 1,516 sqft 988 sqft 1,039 sqft 0 sqft 3,543 sqft	, DISTRICT LOT 334 ng Nearby DW alty Ltd Floor Main Main Main Above Above Above Above Above Above Above Suite: Crawl/Bsmt	4, GROUP 2, NEW Type Living Room Pantry Storage Loft Bedroom Primary Bedroom Primary Bedroom tis:	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10 7'2 x 16'2 13'5 x 10'3 12'5 x 11'3 13'5 x 14' 22 2 3 Unauthorized Suite	Floor Above Below Below Below Below Below Below Below Below Below Above Above Above Main Main	Walk-In Closet Foyer Office Kitchen Dining Room Living Room Bedroom • # of Pieces 5 5 5 5 5 2	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9' 10'2 x 10' 13'6 x 11' 10'2 x 10' Ensuite? No Yes Yes No
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brod Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: rices: ker(s): Type Kitchen Dining Roon Great Room Office Laundry Primary Bed Walk-In Clos oor (Main): oor (Above): oor (Below): oor (Bsmt): oor (Total): Floor:	LOT B, PLAN EPP87751, Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I HomeLife Advantage Rea Dimensions 14'8 x 15'6 11' x 15' 17' x 15' 8' x 8'7 7'2 x 8'7 room 15'5 x 13'7 et 7' x 10'4 1,516 sqft 988 sqft 1,039 sqft 0 sqft	, DISTRICT LOT 334 ng Nearby DW alty Ltd Floor Main Main Main Above Above Above Above Above Above Above Above Suite:	4, GROUP 2, NEW Type Living Room Pantry Storage Loft Bedroom Primary Bedroom : : : Height:	Dimensions 11' x 15'6 3' x 10'10 8'6 x 2'10 7'2 x 16'2 13'5 x 10'3 12'5 x 11'3 13'5 x 14' 22 2 3	Floor Above Below Below Below Below Below Below Below Below Below Above Above Above Main	Walk-In Closet Foyer Office Kitchen Dining Room Living Room Bedroom • # of Pieces 5 5 5 5 5	6'4 x 4'2 12' x 6' 12' x 10' 13'6 x 9' 10'2 x 10' 13'6 x 11' 10'2 x 10' Ensuite? No Yes Yes

Absolutely stunning! "BUILDERS OWN HOME". Very high end with no expense spared. This home boasts 2 master bedrooms with full spacious ensuites, 17.4 ft. ceiling in great room with high end vinyl plank flooring, massive windows, custom fireplace and a dream kitchen with large island and solid surface counter tops. This 6 bedroom 5 bathroom home has a 2nd living room with fireplace and is perfect for a larger family.

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