

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1967
Frontage (ft):	80.00	Bathrooms:	4	Age:	57
Lot Area: (sq.ft.)	10,977.00	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$3,656.36
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	003-093-476

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Mixed,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Other	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Tile	Fixtures Rmvd:	No

View: Yes : MOUNTAINS

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 33, PLAN NWP27027, NEW WESTMINSTER LAND DISTRICT, DIVISION J

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Central Location,Cul-de-Sac,Recreation Nearby,Ski Hill Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	19'9 x 12'2	Main	Patio	13'11 x 8'10	Bsmt	Laundry	9'5 x 11'2
Main	Dining Room	10'11 x 12'1	Above	Bedroom	9'10 x 12'0	Bsmt	Living Room	15'10 x 16'6
Main	Foyer	8'4 x 7'7	Above	Bedroom	10'3 x 8'11	Bsmt	Dining Room	15'10 x 9'10
Main	Den	11'11 x 11'7	Above	Primary Bedroom	11'1 x 18'4	Bsmt	Storage	11'4 x 7'10
Main	Living Room	11'10 x 13'1	Above	Bedroom	9'10 x 9'10	Bsmt	Office	11'4 x 9'4
Main	Eating Area	8'11 x 8'9	Above	Walk-In Closet	4'10 x 5'11	Bsmt	Utility	11'4 x 7'2
Main	Kitchen	10'9 x 9'9	Bsmt	Storage	9'10 x 11'2			

Finished Floor (Main):	1,152 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	844 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	1,199 sqft	Suite:	Other	Above	2	Yes
Finished Floor (Total):	3,195 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,195 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

A MUST SEE!!This Classic Colonial Style beautiful house sits on a large 10,977 sqft lot on one of the quietest streets in Chilliwack.It features fully A/C with 4 bedrooms,4 bath,2 living rooms &a basement which can also be easily converted into in-law suite.Huge main floor area with custom curved staircase,dining room & Bright south facing kitchen with breakfast area with view of backyard.Upper floor has 4 bdrms,renovated main bathroom with walk-in shower,large master with 2 piece ensuite & walk in closet.Basement has new flooring shows huge living space,dining area,3 piece washroom,Huge laundry(new dryer)/storage room,rec room & workshop/storage area.Double car garage(entry from bsmt),RV parking & exterior storage shed with Lovely FENCED backyard.FUTURE DEVELOPMENT POTENTIALcheckwith city