

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1981
Frontage (ft):	76.00	Bathrooms:	1	Age:	43
Lot Area: (sq.ft.)	35,980.00	Full Baths:	1	Zoning:	UR-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,451.42
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	004-796-276

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	LOT 101, PLAN NWP34760, SECTION 33, TOWNSHIP 1, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	Barn,Workshop Detached
Site Influences:	Cul-de-Sac,Greenbelt,Private Setting,Rural Setting,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 13'			
Main	Eating Area	7' x 13'			
Main	Primary Bedroom	11'6 x 11'3			
Main	Living Room	21' x 13'			
Main	Laundry	7'6 x 7'			
Main	Bedroom	10'6 x 10'			

Finished Floor (Main):	1,320 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,320 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,320 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Welcome to your secluded haven in the woods! Nestled at the end of a quiet cul-de-sac, this charming 2-bed,1-bath cabin sits on just under an acre of treed land and offers 1300 sqft of living space, large covered patio, small chicken barn and a shop! Convenient natural gas feeds the furnace & fireplace, the shop is powered by a subpanel, and water is supplied by a 155' well. Ideal for the nature enthusiast, this property is situated close to amazing hiking trails and outdoor adventure activities, and is walking distance to some of the best fishing spots on the Chilliwack River! With glorious mountain views and acres of forested crown land behind you, you cannot help but feel you're in a secluded paradise even though your just 10 minutes from town.