## 45430 WESTVIEW AVENUE CHILLIWACK

Chilliwack Proper West, V2P 1M1

Residential Detached \$999,900 (LP)

Depth/Size (ft):	110	Bedrooms:	6	Approx. Year Built		6
Frontage (ft):	90.00	Bathrooms:	3	Age:	58	_
Lot Area: (sq.ft.)	9,583.00	Full Baths:	2	Zoning:	R1-/	
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:		91.84
Rear Yard Exp:				For Tax Year:	2023	
View:	No			P.I.D.:	008-	937-541
Style of Home:	2 Storey,Split Entry		Parking:	Total: 8 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed,Vinyl,Wood		Parking Access:	Side		
Foundation:	•		Parking:	DetachedGrge/Carport,Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air,Natural Gas		No		
Outdoor Area:	Balcny(s) Patio(s) Dck		Property Disc: PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Concrete,Laminate,Wa	all/Wall/Mixed	Fixtures Rmvd:	No		
View:	No					
View: Mgmt. Company:	No		1			
-	No					
Mgmt. Company:		s,Sanitary Sewer,Water				
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Gas	s,Sanitary Sewer,Water 28113, DISTRICT LOT 28, GROUP	2, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	•	2, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas LOT 137, PLAN NWP Workshop Detached	•	2, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT 137, PLAN NWP Workshop Detached Central Location,Priva	28113, DISTRICT LOT 28, GROUP	2, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT 137, PLAN NWP Workshop Detached Central Location,Priva	28113, DISTRICT LOT 28, GROUP	2, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 137, PLAN NWP Workshop Detached Central Location,Priva	28113, DISTRICT LOT 28, GROUP te Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW	2, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 137, PLAN NWP Workshop Detached Central Location,Priva Air Conditioning,ClthW	28113, DISTRICT LOT 28, GROUP te Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW	2, NEW WESTMINSTER LA	ND DISTRICT	Dimen	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 137, PLAN NWP Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty			Dimen 33'4 x	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 137, PLAN NWP Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions	Floor	Туре	-	12'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 137, PLAN NWP2 Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty <b>Dimensions</b> 18'7 x 12'9	Floor Bsmt	<b>Type</b> Recreation Room	33'4 x	12'5 10'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 x 12'9 9'7 x 10'	Floor Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom	33'4 x 12'8 x	12'5 10'1 10'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 x 12'9 9'7 x 10' 11' x 12'8	Floor Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom	33'4 x 12'8 x 12'8 x	12'5 10'1 10'1 8'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 x 12'9 9'7 x 10' 11' x 12'8 12'8 x 12'8	Floor Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom Bedroom	33'4 x 12'8 x 12'8 x 10'5 x	12'5 10'1 10'1 8'8 13'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 x 12'9 9'7 x 10' 11' x 12'8 12'8 x 12'8 9'5 x 12'9	Floor Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom Bedroom Steam Room	33'4 x 12'8 x 12'8 x 10'5 x 18'3 x	12'5 10'1 10'1 8'8 13' '7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gass LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 x 12'9 9'7 x 10' 11' x 12'8 12'8 x 12'8 9'5 x 12'9 11'4 x 9'4 5'7 x 11'5 # Of Rooms:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Recreation Room Bedroom Bedroom Steam Room Utility Foyer <b>Bathroom Floor</b>	33'4 x 12'8 x 12'8 x 10'5 x 18'3 x 6'8 x 5 5' x 4'1 # of Pieces	12'5 10'1 10'1 8'8 13' '7 0 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gass LOT 137, PLAN NWP Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry 1,381 sqft 0 sqft	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 x 12'9 9'7 x 10' 11' x 12'8 12'8 x 12'8 9'5 x 12'9 11'4 x 9'4 5'7 x 11'5 # Of Rooms: # Of Kitchens:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14	Type Recreation Room Bedroom Bedroom Steam Room Utility Foyer Bathroom Floor Main	33'4 x 12'8 x 12'8 x 10'5 x 18'3 x 6'8 x 5 5' x 4'1 # of Pieces 5	12'5 10'1 10'1 8'8 13' '7 0 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Service Company Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gass LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside Century 21 Creekside Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,381 sqft 0 sqft 0 sqft	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 × 12'9 9'7 × 10' 11' × 12'8 12'8 × 12'8 9'5 × 12'9 11'4 × 9'4 5'7 × 11'5 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 1 2	TypeRecreation RoomBedroomBedroomBedroomSteam RoomUtilityFoyerBathroom FloorMainMain	33'4 x 12'8 x 12'8 x 10'5 x 18'3 x 6'8 x 5 5' x 4'1 <b># of Pieces</b> 5 3	12'5 10'1 10'1 8'8 13' '7 0 <b>Ensuite?</b> No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gass LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,381 sqft 0 sqft 1,400 sqft	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 × 12'9 9'7 × 10' 11' × 12'8 12'8 × 12'8 9'5 × 12'9 11'4 × 9'4 5'7 × 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14	Type Recreation Room Bedroom Bedroom Steam Room Utility Foyer Bathroom Floor Main	33'4 x 12'8 x 12'8 x 10'5 x 18'3 x 6'8 x 5 5' x 4'1 # of Pieces 5	12'5 10'1 10'1 8'8 13' '7 0 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Service (S): Floor Main Main Main Main Main Main Main Service (S): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,381 sqft 0 sqft 0 sqft 1,400 sqft 2,781 sqft	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 × 12'9 9'7 × 10' 11' × 12'8 12'8 × 12'8 9'5 × 12'9 11'4 × 9'4 5'7 × 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 1 2 None	TypeRecreation RoomBedroomBedroomBedroomSteam RoomUtilityFoyerBathroom FloorMainMain	33'4 x 12'8 x 12'8 x 10'5 x 18'3 x 6'8 x 5 5' x 4'1 <b># of Pieces</b> 5 3	12'5 10'1 10'1 8'8 13' '7 0 <b>Ensuite?</b> No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Besmt): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Gas LOT 137, PLAN NWP? Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,381 sqft 0 sqft 0 sqft 1,400 sqft 2,781 sqft 0 sqft	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 × 12'9 9'7 × 10' 11' × 12'8 12'8 × 12'8 9'5 × 12'9 11'4 × 9'4 5'7 × 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 1 2 None Fully Finished	TypeRecreation RoomBedroomBedroomBedroomSteam RoomUtilityFoyerBathroom FloorMainMain	33'4 x 12'8 x 12'8 x 10'5 x 18'3 x 6'8 x 5 5' x 4'1 <b># of Pieces</b> 5 3	12'5 10'1 10'1 8'8 13' '7 0 <b>Ensuite?</b> No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Electricity,Natural Gas LOT 137, PLAN NWP: Workshop Detached Central Location,Priva Air Conditioning,ClthW Century 21 Creekside Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,381 sqft 0 sqft 0 sqft 1,400 sqft 2,781 sqft	28113, DISTRICT LOT 28, GROUP tte Yard,Recreation Nearby Vsh/Dryr/Frdg/Stve/DW Realty Dimensions 18'7 × 12'9 9'7 × 10' 11' × 12'8 12'8 × 12'8 9'5 × 12'9 11'4 × 9'4 5'7 × 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 1 2 None	TypeRecreation RoomBedroomBedroomBedroomSteam RoomUtilityFoyerBathroom FloorMainMain	33'4 x 12'8 x 12'8 x 10'5 x 18'3 x 6'8 x 5 5' x 4'1 <b># of Pieces</b> 5 3	12'5 10'1 10'1 8'8 13' '7 0 <b>Ensuite?</b> No Yes

Spacious 6 bedroom/3 bathroom home surrounded by mature landscaping on huge 9500sq+ corner lot with large 23x25 SHOP. Basement has space for kitchen and could easily suited. Two street frontages offers opportunity for redevelopment in the future (see city for details). Upstairs offers a large living & dining area with high ceilings, gas fireplace, NEW windows for ample natural light from all directions. 3 bedrooms up including large primary bedroom with full ensuite. Downstairs has 3 more bedrooms, large rec room and storage area. Updated furnace and air conditioning. Backyard offers lots of privacy, RV parking & shop with double garage door, attic storage & sub panel. All this in wonderful neighbourhood, walking distance to parks, recreation, hospital & shopping!

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