

Depth/Size (ft):	146	Bedrooms:	2	Approx. Year Built:	1948
Frontage (ft):	50.00	Bathrooms:	1	Age:	76
Lot Area: (sq.ft.)	7,318.00	Full Baths:	1	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,734.37
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	009-379-606

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,DetachedGrge/Carport,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

Legal: LOT 1, PLAN NWP10705, DISTRICT LOT 332, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location, Shopping Nearby

Features: Clothes Dryer, Clothes Washer, Refrigerator, Stove

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 9'5			
Main	Dining Room	11'7 x 8'6			
Main	Kitchen	11'5 x 9'6			
Main	Laundry	6'9 x 8'3			
Main	Foyer	3'8 x 3'8			
Main	Bedroom	9'8 x 8'7			
Main	Bedroom	8'3 x 8'8			

Finished Floor (Main):	799 sqft	# Of Rooms:	7	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:	None			
Finished Floor (Total):	799 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	799 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Attention, investors and first-time home buyers! Buy and HOLD this adorable, livable, and rentable home! FULL BACK YARD ACCESS_ BUILD A SHOP/carriage homeFreshly painted and updated, zoned for single-family living, but with promising potential for multifamily low-rise development (OCP RES–3). This is the perfect starter home, with ample space for future expansion and situated in a quiet, safe street with a huge fenced yard, ideal for a starter couple or family. Enjoy the convenience of city sewer and water services! Plus, it's conveniently located close to schools, transit, and the exciting new 1881 District in Old Downtown Chilliwack! Don't miss out on this opportunity! Call the agent today to explore possible land assembly options!