## 46521 BROOKS AVENUE CHILLIWACK

Chilliwack Proper South, V2P 1C6

Donth/Sizo (ft).		Bedrooms:	3	Approx. Year Built:	1985
Depth/Size (ft):	49.00				39
Frontage (ft):	5,706.00	Bathrooms: Full Baths:	2	Age: Zoning:	39 R1-A
Lot Area: (sq.ft.) Flood Plain:	5,706.00 Yes	Half Baths:	1	Gross Taxes:	\$2,962.97
	fes		I	For Tax Year:	
Rear Yard Exp:	Vaa				2023
View:	Yes			P.I.D.:	001-294-938
Style of Home:	1 1/2 Storey,2 Storey		Parking:	Total: 6	
Construction:	Frame - Wood		Covered Parking:		
Exterior:	Stucco, Vinyl		Parking Access:		
Foundation:			Parking:	Open, RV Parking Avail.	
Rain Screen:			Locker:		
Renovations:			Units in Dev:		
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
Fuel/Heating:	Baseboard,Electric,N	atural Gas	Property Disc:	Yes	
Outdoor Area:	Balcny(s) Patio(s) Dc	k(s),Fenced Yard	PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Laminate,Wall/Wall/M	lixed	Fixtures Rmvd:	No	
View:	Yes : MOUNTAINS				
Mgmt. Company:	Yes : MOUNTAINS		1		
Mgmt. Company: Complex / Subdiv:					
Mgmt. Company:	Yes : MOUNTAINS	s,Sanitary Sewer			
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Ga	s,Sanitary Sewer 264982, DISTRICT LOT 343, GROUI	P 2, NEW WESTMINSTER L	AND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Ga	•	P 2, NEW WESTMINSTER L	AND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached	•	P 2, NEW WESTMINSTER L	AND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv	264982, DISTRICT LOT 343, GROUI	P 2, NEW WESTMINSTER L	AND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv	264982, DISTRICT LOT 343, GROUI ate Yard, Recreation Nearby	P 2, NEW WESTMINSTER L	AND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv	P64982, DISTRICT LOT 343, GROUI ate Yard, Recreation Nearby tve/DW, Jetted Bathtub	P 2, NEW WESTMINSTER L	AND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S	P64982, DISTRICT LOT 343, GROUI ate Yard, Recreation Nearby tve/DW, Jetted Bathtub	P 2, NEW WESTMINSTER L	AND DISTRICT	Dimensions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives	P64982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc.			<b>Dimensions</b> 18'3 x 12'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives	P64982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc. Dimensions	Floor	Туре	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I <b>Type</b> Dining Room	P64982, DISTRICT LOT 343, GROUP ate Yard,Recreation Nearby tve/DW,Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7	Floor Above	<b>Type</b> Primary Bedroom	18'3 x 12'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I <b>Type</b> Dining Room Kitchen	264982, DISTRICT LOT 343, GROUP ate Yard,Recreation Nearby tve/DW,Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9	Floor Above	<b>Type</b> Primary Bedroom	18'3 x 12'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I <b>Type</b> Dining Room Kitchen Laundry	264982, DISTRICT LOT 343, GROUP ate Yard,Recreation Nearby tve/DW,Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6	Floor Above	<b>Type</b> Primary Bedroom	18'3 x 12'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Type Dining Room Kitchen Laundry Living Room	264982, DISTRICT LOT 343, GROUP ate Yard,Recreation Nearby tve/DW,Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5	Floor Above	<b>Type</b> Primary Bedroom	18'3 x 12'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Dining Room Kitchen Laundry Living Room Bedroom	264982, DISTRICT LOT 343, GROUP ate Yard,Recreation Nearby tve/DW,Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5 11'1 x 10'6	Floor Above	<b>Type</b> Primary Bedroom	18'3 x 12'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Above	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Dining Room Kitchen Laundry Living Room Bedroom Bedroom Walk-In Closet	264982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5 11'1 x 10'6 18'2 x 10'6 6'7 x 10'6 <b># Of Rooms:</b>	Floor Above	<b>Type</b> Primary Bedroom Walk-In Closet	18'3 x 12'5 6'6 x 12'5 Pieces Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Type Dining Room Kitchen Laundry Living Room Bedroom Bedroom Walk-In Closet	264982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5 11'1 x 10'6 18'2 x 10'6 6'7 x 10'6	Floor Above Above	<b>Type</b> Primary Bedroom Walk-In Closet	18'3 x 12'5 6'6 x 12'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Flooy Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Dining Room Kitchen Laundry Living Room Bedroom Bedroom Walk-In Closet	264982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5 11'1 x 10'6 18'2 x 10'6 6'7 x 10'6 <b># Of Rooms:</b>	Floor Above Above	<b>Type</b> Primary Bedroom Walk-In Closet <b>Bathroom Floor # of</b>	18'3 x 12'5 6'6 x 12'5 Pieces Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Type Dining Room Kitchen Laundry Living Room Bedroom Bedroom Bedroom Walk-In Closet	264982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5 11'1 x 10'6 18'2 x 10'6 6'7 x 10'6 # Of Rooms: # Of Kitchens:	Floor Above Above 9 1	Type Primary Bedroom Walk-In Closet Bathroom Floor # of Main 4	18'3 x 12'5 6'6 x 12'5 Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Dining Room Kitchen Laundry Living Room Bedroom Bedroom Bedroom Walk-In Closet 743 sqft 743 sqft 743 sqft 0 sqft	264982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5 11'1 x 10'6 18'2 x 10'6 6'7 x 10'6 4'0 Rooms: # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above 9 1 2	Type Primary Bedroom Walk-In Closet Bathroom Floor # of Main 4	18'3 x 12'5 6'6 x 12'5 Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Type Dining Room Kitchen Laundry Living Room Bedroom Bedroom Bedroom Walk-In Closet 743 sqft 743 sqft 743 sqft 0 sqft 0 sqft	264982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5 11'1 x 10'6 18'2 x 10'6 6'7 x 10'6 6'7 x 10'6 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Above Above 9 1 2	Type Primary Bedroom Walk-In Closet Bathroom Floor # of Main 4	18'3 x 12'5 6'6 x 12'5 Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Electricity,Natural Ga LOT 124, PLAN NWF Workshop Detached Central Location,Priv ClthWsh/Dryr/Frdg/S Pathway Executives I Type Dining Room Kitchen Laundry Living Room Bedroom Bedroom Bedroom Walk-In Closet 743 sqft 743 sqft 0 sqft 0 sqft 1,486 sqft	264982, DISTRICT LOT 343, GROUP ate Yard, Recreation Nearby tve/DW, Jetted Bathtub Realty Inc. Dimensions 10'8 x 5'7 8'0 x 10'9 5'11 x 10'6 14'6 x 12'5 11'1 x 10'6 18'2 x 10'6 6'7 x 10'6 6'7 x 10'6 6'7 x 10'6 (f Rooms: # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Above Above 9 1 2 None	Type Primary Bedroom Walk-In Closet Bathroom Floor # of Main 4	18'3 x 12'5 6'6 x 12'5 Pieces Ensuite? No

Welcome to 46521 Brooks Ave, the perfect family home with a 15'5x9'6 detached shop, backing a park, in the heart of Chilliwack. You will fall in love with this 1486sqft 3 bed, 2 bath, 2-storey home which is super clean & has been tastefully updated, offering newer vinyl floors, a bright white kitchen, white paint, jetted tub,a cozy gas fireplace, tankless hot water, two of the bedrooms feature walk-in closets, & the third has a great newer closet organizer. The backyard is an entertainer's dream space with a huge private backyard that offers a covered patio & a raised garden bed. The property also features tons of parking, including room for the RV! All this is situated just a short walk to schools, shopping, medical facilities, district 1881 & very close to the highway exits. Call Today!!



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