

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1985
Frontage (ft):	49.00	Bathrooms:	2	Age:	39
Lot Area: (sq.ft.)	5,706.00	Full Baths:	1	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,962.97
Rear Yard Exp:				For Tax Year:	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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	LOT 124, PLAN NWP64982, DISTRICT LOT 343, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Workshop Detached
Site Influences:	Central Location,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Jetted Bathtub
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'8 x 5'7	Above	Primary Bedroom	18'3 x 12'5
Main	Kitchen	8'0 x 10'9	Above	Walk-In Closet	6'6 x 12'5
Main	Laundry	5'11 x 10'6			
Main	Living Room	14'6 x 12'5			
Main	Bedroom	11'1 x 10'6			
Above	Bedroom	18'2 x 10'6			
Above	Walk-In Closet	6'7 x 10'6			

Finished Floor (Main):	743 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	743 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,486 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,486 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

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!!