

|                           |           |                    |   |                            |             |
|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 171       | <b>Bedrooms:</b>   | 2 | <b>Approx. Year Built:</b> | 1968        |
| <b>Frontage (ft):</b>     | 110.00    | <b>Bathrooms:</b>  | 2 | <b>Age:</b>                | 56          |
| <b>Lot Area: (sq.ft.)</b> | 16,170.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RS-2        |
| <b>Flood Plain:</b>       | Yes       | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$2,085.55  |
| <b>Rear Yard Exp:</b>     |           |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              |           |                    |   | <b>P.I.D.:</b>             | 004-600-983 |

|                         |                    |                         |                    |
|-------------------------|--------------------|-------------------------|--------------------|
| <b>Style of Home:</b>   | Rancher/Bungalow   | <b>Parking:</b>         |                    |
| <b>Construction:</b>    | Frame - Wood       | <b>Covered Parking:</b> |                    |
| <b>Exterior:</b>        | Vinyl              | <b>Parking Access:</b>  |                    |
| <b>Foundation:</b>      |                    | <b>Parking:</b>         | RV Parking Avail.  |
| <b>Rain Screen:</b>     |                    | <b>Locker:</b>          |                    |
| <b>Renovations:</b>     |                    | <b>Units in Dev:</b>    |                    |
| <b># of Fireplaces:</b> | 1 - Fuel: Wood     | <b>Distance to:</b>     |                    |
| <b>Water Supply:</b>    | Other              | <b>Title to Land:</b>   | Freehold NonStrata |
| <b>Fuel/Heating:</b>    | Natural Gas,Wood   | <b>Property Disc:</b>   | Yes                |
| <b>Outdoor Area:</b>    | Patio(s) & Deck(s) | <b>PAD Rental:</b>      |                    |
| <b>Type of Roof:</b>    | Metal              | <b>Fixtures Leased:</b> | No                 |
| <b>Floor Finish:</b>    | Laminate,Carpet    | <b>Fixtures Rmvd:</b>   | No                 |

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity

**Legal:** LOT 69, PLAN NWP33060, LEGAL SUBDIVISION 14, SECTION 28, TOWNSHIP 1, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher

**Bylaw Restrict:**

**Listing Broker(s):** Performance Power Play Realty

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Living Room     | 15'3 x 20'4 |       |      |            |
| Main  | Kitchen         | 7'9 x 13'4  |       |      |            |
| Main  | Primary Bedroom | 16' x 8'5   |       |      |            |
| Main  | Bedroom         | 8'7 x 11'10 |       |      |            |
| Main  | Laundry         | 4'10 x 7'5  |       |      |            |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,062 sqft | <b># Of Rooms:</b>        | 5     | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1     | Main                  | 3                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 1     | Main                  | 3                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | None  |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,062 sqft | <b>Crawl/Bsmt Height:</b> |       |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | None  |                       |                    |                 |
| <b>Grand Total:</b>            | 1,062 sqft | <b>Beds In Bsmt:</b>      | 0 / 2 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

Do you want to be 15 min from Sardis and feel like you're way out of town? This is one of those places that the minute you get out of your car you feel relaxed. This small slice of paradise is located in the Chilliwack River Valley surrounded by natures beauty. Fishing , hiking and mountain biking are right out your front door. There is a large wrap around deck for those long summer nights and a wood stove for cool nights ahead .. this home is your oasis. With two sheds with power (12'x10' and 7'x10'), this property is ready for you and your hobbies. BONUS, this home comes with a 12' x 14' cabin.