42717 YARROW CENTRAL ROAD CHILLIWACK

Yarrow, V2R 5C5

Depth/Size (ft):	430.90	Bedrooms:	4	Approx. Year Bui	ilt: 2005	5
rontage (ft):	50.54	Bathrooms:	2	Age:	19	
ot Area: (sq.ft.)	21,780.00	Full Baths:	2	Zoning:	R1-A	A
lood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$5,32	26.09
ear Yard Exp:	North			For Tax Year:	2023	3
/iew:	Yes			P.I.D.:	004-	112-628
tyle of Home:	Rancher/Bungalow		Parking:	Total: 5 - Covered	: 2	
onstruction:	Frame - Wood		Covered Parking:	2		
xterior:	Stone, Vinyl		Parking Access:			
oundation:			Parking:	Garage; Single		
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
ater Supply:	Community		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air, Natural Gas		Property Disc:	Yes		
outdoor Area:	Balcony(s),Fenced Ya	rd	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Mixed, Tile, Carpet		Fixtures Rmvd:	No		
Igmt. Company: Complex / Subdiv: Services Connected:	Yes : Mountain Electricity,Natural Gas	•				
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric:	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthV	27, SECTION 33, TOWNSHIP 22, 1 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir				
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthV	27, SECTION 33, TOWNSHIP 22, 1 9 Yard				
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: sylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F	27, SECTION 33, TOWNSHIP 22, t 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions	ndow Coverings,Fireplace Ins	ert,Hot Tub Spa/Swirlpoo) Dimen	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Type Living Room	27, SECTION 33, TOWNSHIP 22, t 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10	ndow Coverings,Fireplace Ins Floor Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom	Dimen 12'10 x	: 10'
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Type Living Room Dining Room	27, SECTION 33, TOWNSHIP 22, f 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8	ndow Coverings,Fireplace Ins Floor Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom	D imen 12'10 x 12'10 x	(10' (10'
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Type Living Room Dining Room Family Room	27, SECTION 33, TOWNSHIP 22, t 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1	ndow Coverings,Fireplace Ins Floor Main Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Bedroom	Dimen 12'10 x 12'10 x 15'2 x 8	: 10' : 10' 8'10
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain ain	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Type Living Room Dining Room Family Room Kitchen	27, SECTION 33, TOWNSHIP 22, f 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Bedroom Laundry	Dimen 12'10 x 12'10 x 15'2 x 8 7'6 x 10	(10' (10' 8'10 0'4
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: site Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthV Homelife Advantage F Living Room Dining Room Family Room Kitchen Den	27, SECTION 33, TOWNSHIP 22, f 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9	ndow Coverings,Fireplace Ins Floor Main Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Bedroom	Dimen 12'10 x 12'10 x 15'2 x 8	(10' (10' 8'10 0'4
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Living Room Dining Room Family Room Kitchen Den Foyer	27, SECTION 33, TOWNSHIP 22, 1 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9 11'11 x 15'4	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Bedroom Laundry	Dimen 12'10 x 12'10 x 15'2 x 8 7'6 x 10	(10' (10' 8'10 0'4
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthV Homelife Advantage F Living Room Dining Room Family Room Kitchen Den	27, SECTION 33, TOWNSHIP 22, f 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Bedroom Laundry	Dimen 12'10 x 12'10 x 15'2 x 8 7'6 x 10	(10' (10' 8'10 0'4
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: 	Electricity,Natural Gas LOT 1, PLAN NWP58. None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Type Living Room Dining Room Family Room Kitchen Den Foyer Primary Bedroom	27, SECTION 33, TOWNSHIP 22, 1 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9 11'11 x 15'4	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Bedroom Laundry	Dimen 12'10 x 12'10 x 15'2 x 8 7'6 x 10	(10' (10' 8'10 0'4
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Living Room Dining Room Family Room Kitchen Den Foyer Primary Bedroom 2,914 sqft	27, SECTION 33, TOWNSHIP 22, 1 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 × 20'10 13'9 × 9'8 12'1 × 20'1 14'3 × 14'11 9'11 × 13'9 11'11 × 15'4 15' × 23'7	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Laundry Walk-In Closet Bathroom Floor	Dimen 12'10 x 12'10 x 15'2 x 7'6 x 10 9'11 x 5	(10' (10' 8'10 0'4 5'11 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Living Room Dining Room Family Room Kitchen Den Foyer Primary Bedroom 2,914 sqft 0 sqft	27, SECTION 33, TOWNSHIP 22, 1 2 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9 11'11 x 13'9 11'11 x 15'4 15' x 23'7 # Of Rooms:	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main Main	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Laundry Walk-In Closet Bathroom Floor Main	Dimen 12'10 x 12'10 x 15'2 x 7'6 x 10 9'11 x 9'11 x	: 10' : 10' 8'10 0'4 5'11
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain bished Floor (Main): inished Floor (Below):	Electricity,Natural Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Living Room Dining Room Family Room Kitchen Den Foyer Primary Bedroom 2,914 sqft 0 sqft 0 sqft	27, SECTION 33, TOWNSHIP 22, f 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9 11'11 x 13'9 11'11 x 15'4 15' x 23'7 # Of Rooms: # Of Kitchens: # Of Levels:	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main 12 1	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Laundry Walk-In Closet Bathroom Floor	Dimen 12'10 x 12'10 x 15'2 x 7'6 x 10 9'11 x 9 # of Pieces 5	(10' (10' 8'10 0'4 5'11 Ensuite? Yes
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain ain ain	Electricity,Natural Gass LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Living Room Dining Room Family Room Kitchen Den Foyer Primary Bedroom 2,914 sqft 0 sqft 0 sqft 0 sqft	27, SECTION 33, TOWNSHIP 22, 1 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9 11'11 x 15'4 15' x 23'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main 12 1 1 1 None	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Laundry Walk-In Closet Bathroom Floor Main	Dimen 12'10 x 12'10 x 15'2 x 7'6 x 10 9'11 x 9 # of Pieces 5	(10' (10' 8'10 0'4 5'11 Ensuite? Yes
Agmt. 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 Gas LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Living Room Dining Room Family Room Kitchen Den Foyer Primary Bedroom 2,914 sqft 0 sqft 0 sqft 2,914 sqft	27, SECTION 33, TOWNSHIP 22, 1 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9 11'11 x 15'4 15' x 23'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main 12 1 1 None 4'6	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Laundry Walk-In Closet Bathroom Floor Main	Dimen 12'10 x 12'10 x 15'2 x 7'6 x 10 9'11 x 9 # of Pieces 5	(10' (10' 8'10 0'4 5'11 Ensuite? Yes
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Electricity,Natural Gass LOT 1, PLAN NWP58 None Private Setting,Private Air Conditioning,ClthW Homelife Advantage F Living Room Dining Room Family Room Kitchen Den Foyer Primary Bedroom 2,914 sqft 0 sqft 0 sqft 0 sqft	27, SECTION 33, TOWNSHIP 22, 1 9 Yard Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir Realty (Central Valley) Ltd. Dimensions 24'6 x 20'10 13'9 x 9'8 12'1 x 20'1 14'3 x 14'11 9'11 x 13'9 11'11 x 15'4 15' x 23'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ndow Coverings,Fireplace Ins Floor Main Main Main Main Main 12 1 1 1 None	ert,Hot Tub Spa/Swirlpoo Type Bedroom Bedroom Laundry Walk-In Closet Bathroom Floor Main	Dimen 12'10 x 12'10 x 15'2 x 7'6 x 10 9'11 x 9 # of Pieces 5	(10' (10' 8'10 0'4 5'11 Ensuite? Yes

Your chance to own a HALF ACRE in the heart of YARROW! Nestled in the back of this spacious & private lot is your next oasis: a sprawling, custom built single-level RANCHER with 4 beds and 2 generous bathrooms, could easily add 2 more bedrooms. 10' tall ceilings, dreamy kitchen with massive fridge, a master bedroom/ensuite to die for, and much more. The extra-large double garage & outside parking provide space for boats & toys. You'll also enjoy the two covered decks, hot-tub w/deck surround, and fire pit in the backyard, perfect for summer parties and evening marshmallow roasts. Only minutes to Cultus Lake, Highway 1, and other amazing outdoor recreation opportunities. 4'6" crawl gives tons of storage. Come and see what life in the country has to offer-Schedule your private showing today!

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