



Presented by:

**Matt Thiessen**

HomeLife Glenayre Realty Company Ltd.

Phone: 778-549-8606

www.matthiessen.com

thiessen.matt@gmail.com

**Active**  
**R2164607**Board: H  
House/Single Family**27081-27091 BAKER ROAD**Hope  
Hope Center  
VOX 1L3

Residential Detached

**\$229,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>173.00</b>	Original Price: <b>\$229,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1975</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>0.71</b>	Full Baths:	<b>2</b>	Zoning: <b>RS4</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,495.59</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-878-028</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Propane**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Baseboard, Electric, Propane Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single, Open**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **LOTS D AND E SECTION 22 TOWNSHIP 6, RANGE 26, WEST OF THE SIXTH MERIDIAN, YALE DIVISION YALE DISTRICT, PLAN 20263 PID 007-878-052**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'7 x 11'7			x			x
Main	Kitchen	9'10 x 12'2			x			x
Main	Dining Room	10' x 13'2			x			x
Main	Foyer	6' x 13'6			x			x
Main	Master Bedroom	1'1 x 13'5			x			x
Below	Recreation	12'3 x 15'4			x			x
Below	Bedroom	9'6 x 11'1			x			x
Below	Other	12'5 x 11'			x			x
Below	Foyer	5'10 x 10'3			x			
Below	Laundry	7'4 x 5'9			x			
Finished Floor (Main):	<b>1,040</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>670</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:	<b>17' x</b>
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:	
Finished Floor (Total):	<b>1,710 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:	
		Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Door Height:	
Unfinished Floor:	<b>250</b>	Basement: <b>Partly Finished</b>	6					
Grand Total:	<b>1,960 sq. ft.</b>		7					
			8					

Listing Broker(s): **HomeLife Glenayre Realty Chilliwack Ltd****HomeLife Glenayre Realty Chilliwack Ltd**

**Private 2 bedroom hillside home, includes two lots (.345 + .367 acres). Approx 1900 sq feet of living space, with many custom features. Lots of parking, and just a short drive to Hope.**