



Presented by:  
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**Active**  
**R2417679**

Board: H  
House with Acreage

**7405 MARBLE HILL ROAD**

Chilliwack  
Eastern Hillside  
V4Z 1J5

Residential Detached

**\$550,000** (LP)

(SP)



Sold Date: Frontage (feet): **121.00** Original Price: **\$699,900**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1996**  
Depth / Size: Bathrooms: **3** Age: **24**  
Lot Area (sq.ft.): **53,056.08** Full Baths: **2** Zoning: **SR**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,845.89**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **018-010-199**  
Tour: **Virtual Tour URL**

View: **No** :  
Complex / Subdiv:  
Services Connected: **Natural Gas, Water**  
Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:  
Parking: **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:

Legal: **LOT 11, PLAN LMP7391, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'7	Above	Bedroom	9'9 x 12'2			x
Main	Dining Room	12' x 9'6	Bsmt	Bedroom	11'9 x 9'8			x
Main	Kitchen	12'2 x 13'6	Bsmt	Bedroom	8'8 x 9'5			x
Main	Eating Area	15'9 x 10'11	Bsmt	Recreation	13'7 x 15'5			x
Main	Pantry	4'8 x 2'10	Bsmt	Mud Room	11'2 x 9'6			x
Main	Den	13'7 x 10'4	Bsmt	Laundry	16'9 x 5'7			x
Main	Foyer	15'10 x 6'2			x			x
Main	Other	8'9 x 6'3			x			x
Above	Master Bedroom	20'2 x 16'4			x			x
Above	Bedroom	10'1 x 16'4			x			x

Finished Floor (Main):	<b>1,169</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,115</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>869</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,153 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Grg Dr Ht:
Grand Total:	<b>3,153 sq. ft.</b>	Basement: <b>Part</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order sale, 5 bedrooms, 3.5 baths, wood floors, great kitchen, deck off the master bedroom. Great home some TLC required. NO FURTHER SHOWINGS SHOWINGS**