

Active

R2112697

Board: H, Detached

House with Acreage

47115 HOPE RIVER ROAD

Chilliwack

Fairfield Island

V2P 6H5

\$1,198,800 (LP)

(SP)

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M



Days on Market: 38

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 9.93 ACRES

Lot Area (sq.ft.): 432,551.00

Flood Plain: Yes

Approval Req.?:

Rear Yard Exp: North

If new, GST/HST inc?:

View:

Complex / Subdiv: FAIRFEILD ISLAND

Services Connected: Electricity, Natural Gas, Septic, Water

List Date: 9/28/2016

Original Price: \$1,198,800

Frontage (feet):

Frontage (metres):

Bedrooms: 4

Bathrooms: 2

Full Baths: 1

Half Baths: 1

Approx. Year Built: 1966

Age: 50

Zoning: AL

Gross Taxes: \$3,750.52

For Tax Year: 2016

Tax Inc. Utilities?: No

P.I.D.: 006-673-597

Tour: Virtual Tour URL

Style of Home: Rancher/Bungalow w/Bsmt., Rancher/Bungalow w/Loft

Construction: Frame - Wood

Exterior: Vinyl

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)

Type of Roof: Asphalt

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: Covered Parking: 1

Parking Access: Front

Parking: Garage; Single, RV Parking Avail.

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Property Disc.: No : COURT ORDERED SALE

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Registered:

Floor Finish: Mixed, Wall/Wall/Mixed

Legal: PL NWP35372 LT 14 DL 387 LD 36

Amenities: Barn, Garden

Site Influences: Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby

Features:

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'7 x 23'6	Bsmt	Storage	17'6 x 10'2			x
Main	Dining Room	9'9 x 9'6	Bsmt	Storage	10'9 x 10'2			x
Main	Kitchen	15'6 x 13'			x			x
Main	Master Bedroom	11'2 x 10'9			x			x
Main	Bedroom	12'9 x 8'4			x			x
Main	Bedroom	9'1 x 8'10			x			x
Main	Bedroom	11'9 x 8'5			x			x
Main	Laundry	10' x 7'6			x			x
Above	Games Room	23'6 x 18'6			x			
Bsmt	Recreation	23'7 x 11'3			x			

Finished Floor (Main): 1,657

Finished Floor (Above): 610

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 2,267 sq. ft.

Unfinished Floor: 1,365

Grand Total: 3,632 sq. ft.

# of Rooms: 12

# of Kitchens: 1

# of Levels: 2

Suite: None

Crawl/Bsmt. Height:

Beds in Basement: 0

Beds not in Basement: 4

Basement: Full, Separate Entry, Unfinished

Bath

Floor

# of Pieces

Ensuite?

Outbuildings

1

Main

4

No

Barn:

2

Main

2

No

Workshop/Shed:

3

Pool:

4

Garage Sz:

5

Door Height:

6

7

8

List Broker 1: Royal LePage - Wolstencroft - Office: 604-530-0231

List Sales Rep 1: Tracey Bosch - PREC

List Sales Rep 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: XUC C., THI T., & XUC T. TRIEU

Commission: 3.22% 1ST \$100,000/1.15% BAL L 1/2 BF\*\*\*PAYABLE UPON 1ST PHYSICAL INTRO TO PROPERTY OTHERWISE, \$100\*\*\*

Occupancy: Tenant

List Broker 2: tracey@traceybosch.com

Appointments: Touchbase

Call: TOUCHBASE ONLY

Phone: 604-530-0231

Realtor

Remarks:

SUBJECT TO COURT APPROVAL: Seller will not be obligated to pay commission unless an offer to purchase the property is approved by the court. All offers 'Subject to Court Approval' & 'Scheduled A'. ONCE AN OFFER IS ACCEPTED IT WILL BE POSTED. COURT DATE TBA will be posted once scheduled, so watch MLS!

FANTASTIC LOCATION ON THE EDGE OF TOWN. 9.93 Acres of agricultural land. Large older barn & 2 older homes in need of work. Main home is rancher with loft and partly finished basement. Huge living room with fireplace and 20' ceilings, dining room and kitchen. Master and 3 additional bedrooms on main. Massive games room upstairs. Minutes to everything. Being sold "AS-IS, WHERE-IS". Call Now for an appointment.

RED Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.

11/05/2016 07:07 PM