



Presented by:  
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**Active**  
**R2725501**  
 Board: H  
 House/Single Family

## 8762 BUTCHART STREET

Chilliwack  
 Chilliwack Proper South  
 V2P 5S3

Residential Detached

**\$649,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$678,999**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**  
 Frontage(feet): **73.00** Bathrooms: **2** Age: **33**  
 Frontage(metres): **22.25** Full Baths: **2** Zoning: **R1A**  
 Depth / Size: **90** Half Baths: **0** Gross Taxes: **\$3,117.71**  
 Lot Area (sq.ft.): **6,534.00** Rear Yard Exp: **East** For Tax Year: **2022**  
 Lot Area (acres): **0.15** P.I.D.: **005-559-103** Tax Inc. Utilities?: **No**  
 Flood Plain: **Yes** Tour:  
 View: **Yes: Mountains**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**  
 Parking: **DetachedGrge/ Carport, Garage; Single**  
 Driveway Finish:  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Other**

Legal: **LOT 62, PLAN NWP39506, DISTRICT LOT 343, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,059	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'7" x 20'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	0' x 0'			x	Main 4
Finished Floor (Below):	1,024	Main	Eating Area	0' x 0'			x	Below 4
Finished Floor (Basement):	0	Main	Master Bedroom	0' x 0'			x	
Finished Floor (Total):	2,083 sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	0	Below	Bedroom	0' x 0'			x	
Grand Total:	2,083 sq. ft.	Below	Bedroom	0' x 0'			x	
Flr Area (Det'd 2nd Res):	sq. ft.		Kitchen	0' x 0'			x	
Suite: <b>None</b>				x			x	
Basement: <b>Partly Finished, Separate Entry</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Centre Realty**

**BRING YOUR FINISHING IDEAS!! This ALMOST 2500 SQ.FT ALMOST 6600 SQ.FT LOT home has the potential to have all you could want in a family home! Located on a gorgeous centrally located street, this home could be a 2 or 3 bdrm home up with a 1 OR 2 bdrm. accommodation below! Split entry with full separate entry basement suite. Open floor plan, Cozy gas fireplace in living room. Huge shop/garage in the back & room for RV parking. A great Chilliwack location on a great street! Home experienced small fire and was in process of full on renovation by insurance company when all work was stopped. Great opportunity for a contractor looking to finish it their way!! PLEASE CALL LISTING AGENT FOR MORE IMPORTANT INFORMATION!!**