



Presented by:  
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**Active**  
**R2838326**  
Board: H  
House/Single Family

**9813 YOUNG ROAD**  
Chilliwack  
Chilliwack Proper West  
V2P 4T8

Residential Detached  
**\$699,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$725,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1915**  
Frontage(feet): **56.00** Bathrooms: **1** Age: **109**  
Frontage(metres): **17.07** Full Baths: **1** Zoning: **RA1**  
Depth / Size: **198** Half Baths: **0** Gross Taxes: **\$2,902.13**  
Lot Area (sq.ft.): **9,583.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.22** P.I.D.: **001-881-248** Tax Inc. Utilities?: **No**  
Flood Plain: **Yes** Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT B, PLAN NWP17631, NEW WESTMINSTER LAND DISTRICT, DIVISION C**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	919	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	264	Main	Living Room	15'0 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'0 x 8'0			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	11'0 x 10'0			x	
Finished Floor (Basement):	0	Main	Bedroom	10'0 x 9'0			x	
Finished Floor (Total):	1,183sq. ft.	Main	Den	6'0 x 5'0			x	
Unfinished Floor:	0	Above	Bedroom	13'0 x 10'0			x	
Grand Total:	1,183sq. ft.	Above	Bedroom	10'0 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Crawl</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court Order Sale, 3 bedroom and den, rezoning potential with purchase of next door properties. Long term tenants would like to stay. Easy to show after 3:30 with 24 hour notice.**