



Presented by:
Mylyne Santos PREC*

Stonehaus Realty Corp.
Phone: 604-723-2000
http://www.mylyne.com
info@mylyne.com



Active
R2725501
Board: H
House/Single Family

8762 BUTCHART STREET

Chilliwack
Chilliwack Proper South
V2P 5S3

Residential Detached

\$678,999 (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: None				x			x	
Basement: Partly Finished, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:			x	
# 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!!