

## Presented by:

## **Matt Thiessen**

HomeLife Glenayre Realty Company Ltd. Phone: 778-549-8606 www.mattthiessen.com matt@kinfolkrealty.com



R2324374 Board: H

House/Single Family

9422 COOK STREET

Chilliwack Chilliwack N Yale-Well V2P 4J6

Residential Detached

\$424,900 (LP)

(SP) M



Sold Date: 61.00 Original Price: \$450,000 Frontage (feet): Approx. Year Built: 9999 Meas. Type: **Feet** Bedrooms: 2 Depth / Size: 100 2 Age: 999 Bathrooms: 2 Lot Area (sq.ft.): 6,100.00 Full Baths: Zoning: R5 Flood Plain: Half Baths: O Gross Taxes: Yes \$2,287.01

Rear Yard Exp: Council Apprv?: If new, GST/HST inc?: For Tax Year: 2018 Tax Inc. Utilities?: No P.I.D.: 006-946-534

Tour: Virtual Tour URL

View:

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer

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

Construction: Frame - Wood

Exterior: Wood

Foundation: **Concrete Perimeter** 

Rain Screen:

Reno. Year: Renovations: Completely R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 0

Fireplace Fuel: Water Supply: City/Municipal Fuel/Heating: Forced Air Outdoor Area: Sundeck(s) Type of Roof: Asphalt

Total Parking: 4 Covered Parking: 0 Parking Access:

Parking: RV Parking Avail.

Dist. to Public Transit: 1 Dist. to School Bus: 1

Title to Land: Freehold NonStrata

Property Disc.: No PAD Rental: Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish: Hardwood

Legal: PL NWP4471 LT A LD 36. DIVISION B.

Amenities:

Site Influences: Recreation Nearby, Shopping Nearby

Features:

Floor	Туре	Dimensions	Floor	Type	Dimensions	Floo	r Ty	pe	Dimensions
Main	Living Room	15' x 12'			x				x
1ain	Dining Room	13' x 12'			x				x
1ain	Master Bedroom	15' x 11'6			x				x
1ain	Kitchen	11'6 x 10'			x				X
1ain	Laundry	10' x 9'			X				X
lbove	Bedroom	14' x 9'1			X				X
bove	Recreation	14'1 x 9'1			X				X
		X			X				X
		X			X				
		X			X				
Finished Floor (Main): <b>1,300</b> # of Roo			oms: <b>7</b>		Bath	Floor	# of Pieces	Ensuite?	Outbuildings
	oor (Above): 150	0 # of Kit	chens: 1		1	Main	3	Yes	Barn:

Finished Floor (Below): 0 2 Above # of Levels: 2 Workshop/Shed: 3 Finished Floor (Basement): 0 Suite: Pool: Finished Floor (Total): 1,450 sq. ft. Crawl/Bsmt. Height: 4 Garage Sz: 5 Beds in Basement: 0 Beds not in Basement: 2 Door Height: Unfinished Floor: Basement: Part 6 7 1,450 sq. ft. Grand Total: 8

Listing Broker(s): RE/MAX Aldercenter Realty

Turn Key Ready! Awesome package here with 3 bedrooms, 2 baths totally renovated Rancher with loft. Large lots with ample parking, close to all amenities, master on main, any many other modern updates. Easy to show and proud to do it!



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R2326865

Board: H House/Single Family **45411 BERNARD AVENUE** 

Chilliwack Chilliwack W Young-Well

V2P 1H5

Residential Detached

P.I.D.: **010-512-632**Tour: **Virtual Tour URL** 

Dist. to School Bus: 1 BLK

\$524,800 (LP)

(SP) M



Sold Date: 80.00 Original Price: **\$538,800** Frontage (feet): Approx. Year Built: 1968 Meas. Type: **Feet** Bedrooms: 4 Depth / Size: 163 3 Age: 51 Bathrooms: Lot Area (sq.ft.): 13,068.00 Full Baths: 2 Zoning: R<sub>1</sub>A Flood Plain: 1 Gross Taxes: \$2,864.49 Yes Half Baths: Rear Yard Exp: For Tax Year: 2018 Council Apprv?: Tax Inc. Utilities?: No

View: Yes: MOUNTAINS

Complex / Subdiv:

If new, GST/HST inc?:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood Stucco, Wood

Foundation: Concrete Perimeter

Rain Screen: Reno. Year:

Renovations: R.I. Plumbing: # of Fireplaces: 2 R.I. Fireplaces:

Fireplace Fuel: **Wood**Water Supply: **City/Municipal** 

Fuel/Heating: Forced Air, Natural Gas
Outdoor Area: Fenced Yard, Sundeck(s)

Type of Roof: Tar & Gravel

Legal: PL NWP21597 LT 32 DL 28 LD 36. GROUP 2.

Amenities: Garden, Green House, Guest Suite, Storage

Site Influences: **Central Location, Paved Road, Shopping Nearby**Features: **Range Top, Vacuum R.I., Windows - Thermo** 

0

2,648 sq. ft.

2,648 sq. ft.

Suite: None

Crawl/Bsmt. Height:

Basement: Full

Beds in Basement: 2

Total Parking: 6 Covered Parking: 1 Parking Access: Front Parking: Add. Parking Avail., Carport; Single, RV Parking Avail.

raiking. Add. Falking Avail., Calport, Single, RV Falking Avail.

Dist. to Public Transit: **1 BLK**Title to Land: **Freehold NonStrata** 

Property Disc.: **No**PAD Rental:
Fixtures Leased: **No**:

Fixtures Rmvd: Yes: FORECLOSURE OWNERS PROPERTY

3

4

5

6

7

8

Below

2

Nο

Pool:

Garage Sz:

Door Height:

Floor Finish: Wall/Wall/Mixed

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floo	r Ty	ре	Dimensions
Main	Living Room	23'5 x 13'7	Bsmt	Bedroom	13'9 x 12'6				x
Main	Kitchen	13'5 x 13'4	Bsmt	Bedroom	12' x 9'				x
Main	Dining Room	10'10 x 8'	Bsmt	Other	5'1 x 4'9				x
Main	Master Bedroom	12'9 x 9'7	Bsmt	Storage	12'10 x 10'8				X
Main	Other	7'10 x 7'1			X				x
Main	Kitchen	13'1 x 11'6			X				x
Main	Master Bedroom	13'2 x 9'5			x				x
Main	Other	9'7 x 9'4			x				x
Bsmt	Laundry	9'3 x 9'			x				
Bsmt	Recreation	31'10 x 12'10	)		X				
Finished Floor	r (Main): <b>1,4</b> 4	<b>16</b> # of R	ooms: <b>14</b>		Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor	r (Above):	0 # of K	itchens: 2		1	Main	4	No	Barn:
Finished Floor	r (Below): <b>1,20</b>	)2 # of L	evels: 2		2	Main	4	No	Workshop/Shed:

Beds not in Basement: 2

Listing Broker(s): RE/MAX LifeStyles Realty

Finished Floor (Basement):

Finished Floor (Total):

Unfinished Floor:

Grand Total:

Location, location!! Oversized 13,068 sq. ft. lot, with 3 small storage sheds and a greenhouse out back. located 1 block from Chilliwack Landing Leisure Centre & Prospera Centre Arena, only 2 blks from Chilliwack General Hospital, all types of shopping, schools, all within walking distance. Great home for a couple just starting out. Laser Measured.