



Presented by:

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**KINFOLK**  
  
 REAL ESTATE

**Active**  
**R2324374**  
 Board: H  
 House/Single Family

**9422 COOK STREET**
 Chilliwack  
 Chilliwack N Yale-Well  
 V2P 4J6

Residential Detached

**\$424,900** (LP)(SP) 

Sold Date: Frontage (feet): **61.00** Original Price: **\$450,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **9999**  
 Depth / Size: **100** Bathrooms: **2** Age: **999**  
 Lot Area (sq.ft.): **6,100.00** Full Baths: **2** Zoning: **R5**  
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$2,287.01**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: 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:  
 Renovations: **Completely** Reno. Year:  
 # of Fireplaces: **0** R.I. Plumbing:  
 Fireplace Fuel: R.I. Fireplaces:  
 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	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>15' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>13' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>15' x 11'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>11'6 x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Laundry</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>14' x 9'1</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Recreation</b>	<b>14'1 x 9'1</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,300</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>150</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,450 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Grand Total:	<b>1,450 sq. ft.</b>	Basement: <b>Part</b>		6					
				7					
				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!**

