



Presented by:
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Active
R2531823
 Board: H
 House/Single Family

45611 KIPP AVENUE
 Chilliwack
 Chilliwack W Young-Well
 V2P 1Z1

Residential Detached
\$525,000 (LP)
 (SP)



Sold Date: Frontage (feet): **73.00** Original Price: **\$525,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1964**
 Depth / Size: **106** Bathrooms: **2** Age: **57**
 Lot Area (sq.ft.): **7,738.00** Full Baths: **2** Zoning: **R2**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,539.18**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **007-602-073**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **None**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Multiple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **LOT 7, PLAN NWP7677, NEW WESTMINSTER LAND DISTRICT, DIVISION A**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 20'	Bsmt	Other	12' x 15'			x
Main	Dining Room	8'8 x 12'	Bsmt	Storage	5' x 6'9			x
Main	Living Room	11' x 12'			x			x
Main	Master Bedroom	11'9 x 12'8			x			x
Main	Bedroom	11' x 11'			x			x
Main	Bedroom	8'9 x 9'			x			x
Main	Laundry	5'2 x 8'4			x			x
Bsmt	Kitchen	11'9 x 12'6			x			x
Bsmt	Living Room	12' x 15'			x			x
Bsmt	Bedroom	12' x 12'			x			x

Finished Floor (Main):	1,304	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,304	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	2,608 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	2,608 sq. ft.	Basement: None		6				
				7				
				8				

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

Court Order Sale R2 Zoning, 3 Bedrooms up, country kitchen, one bedroom suite . Allow time for showings