

Active **49588 PRAIRIE CENTRAL ROAD** **\$1,999,000 (LP)**
R2816938 Chilliwack (SP)
 Board: H, Detached East Chilliwack
 House with Acreage V2P 6H3



Days on Market: **0** List Date: **9/20/2023** Expiry Date: **9/20/2024**
 Previous Price: **\$0** Original Price: **\$1,999,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST **No** Approx. Year Built: **1916**
 Frontage (feet): **335.10** Bedrooms: **3** Age: **107**
 Frontage (metres): **102.14** Bathrooms: **2** Zoning: **AL**
 Depth / Size: **658.90** Full Baths: **2** Gross Taxes: **\$1,099.31**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2023**
 Lot Area (acres): **5.00** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** P.I.D.: **007-428-910** Tour:
 View: **Yes : Mountains**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood**
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's **Registered Owner**
 Property Disc.: **No : Upon Acceptance**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **PARCEL E, PART NE1/4, SECTION 23, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP25382, (REF PL 1851)** Municipal Charges
 Amenities: **Barn, Garden, Playground, Storage, Workshop Detached** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Private Setting, Rural Setting**
 Features: **Clothes Washer/Dryer, Free Stand F/P or Wdstove, Refrigerator, Stove**

Finished Floor (Main): 1,037	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 921	Main	Living Room	23'9x15'6			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Dining Room	13'x8'6			x	Main 3
Finished Floor (Below): 0	Main	Kitchen	23'x13'5			x	
Finished Floor (Basement): 0	Above	Primary Bedroom	13'11x10'6			x	
Finished Floor (Total): 1,958 sq. ft.	Above	Bedroom	13'6x9'9			x	Above 3
Unfinished Floor: 0	Above	Bedroom	9'10x8'8			x	
Grand Total: 1,958 sq. ft.	Above	Other	18'4x17'9			x	
Flr Area (Det'd 2nd Res): sq. ft.						x	
Suite: None						x	
Basement: Crawl						x	
Crawl/Bsmt. Ht: # of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1 # of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
	ByLaw Restrictions:						

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 3:
 List Desig Agt 1: **Jay Khakh - Phone: 604-418-2937** **jay@farmsinbc.com**
 List Broker 2: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988** 3:
 Sell Broker 1:
 Sell Sales Rep 1:
 Owner:
 Commission:
 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-418-2937**
 Occupancy: **Owner**

Realtor ***PRIVACY - DO NOT SOLICIT*** All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must
 Remarks: **provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.**

5 ACRES WITH HOUSE AND OUTBUILDINGS! Scenic East Chilliwack location with a Heritage Style 1,958 SQFT Home (3 Bed/2 Bath). Includes a 1,450 SQFT Insulated Shop with 2 Bay Doors, Lean-To for Covered Storage, Office, Half-Bath, Heated Floors, Air Compressor, and a separate 200 AMP Service (with 3-phase converter). Currently setup for a Profitable Machining Business with CNC Equipment (available for sale separately along with existing contacts). Property also includes a 1,500 SQFT Barn with Hay Loft and Horse Stalls, and a 400 SQFT Storage Shed. Horse lovers can take advantage of the Equestrian Setup and Hobby Farmers will enjoy the Fertile Land. Easy access to Highway and All City Amenities. Call Today to Schedule a Private Showing!