

Presented by:
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Keller Williams Elite Realty

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Active
R2686808
Board: H
House/Single Family

2 10113 WILLIAMS ROAD
Chilliwack
Fairfield Island
V2P 5H3

Residential Detached
\$1,128,800 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,128,800**
Meas. Type: Bedrooms: **4** Approx. Year Built: **2007**
Frontage(feet): Bathrooms: **3** Age: **15**
Frontage(metres): Full Baths: **2** Zoning: **R3**
Depth / Size: Half Baths: **1** Gross Taxes: **\$3,438.48**
Lot Area (sq.ft.): **4,836.00** Rear Yard Exp: **South** For Tax Year: **2021**
Lot Area (acres): **0.11** P.I.D.: **027-198-154** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour:
View: **Yes: GWYNNE VAUGHN PARK**
Complex/Subdiv: **WILLIAMS PARK**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year: Title to Land: **Freehold Strata**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Property Disc.: **Yes**
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Leased: **No**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Fixtures Rmvd: **No**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt** Floor Finish: **Hardwood, Mixed, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2, PLAN BCS2503, DISTRICT LOT 372, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security - Roughed In, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,136	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,151	Main	Foyer	8' x4'	x			Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	11'5 x9'10	x			Main 2
Finished Floor (Below):	0	Main	Living Room	16'4 x18'3	x			Above 4
Finished Floor (Basement):	0	Main	Dining Room	15'11 x11'8	x			Above 4
Finished Floor (Total):	2,287sq. ft.	Main	Kitchen	13'11 x11'10	x			
Unfinished Floor:	0	Main	Laundry	7'5 x6'3	x			
Grand Total:	2,287sq. ft.	Above	Master Bedroom	12'1 x14'5	x			
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7'8 x4'6	x			
		Above	Bedroom	12'1 x9'7	x			
Suite: None		Above	Walk-In Closet	4'6 x4'	x			
Basement: Crawl		Above	Bedroom	12'6 x11'2	x			
		Above	Bedroom	12'3 x11'2	x			
		Above	Flex Room	14'8 x8'8	x			

Crawl/Bsmt. Height: **5'** # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee: **\$67.70**
of Kitchens: **1** # of Rooms: **13** ByLaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Listing Broker(s): **Keller Williams Elite Realty**

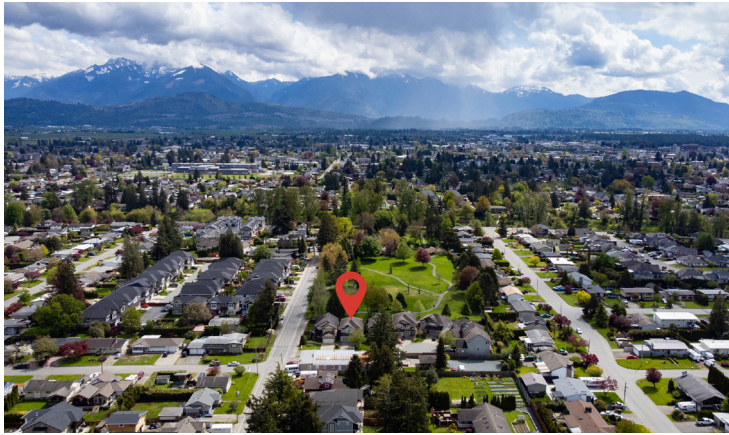
SIMPLE IRREPLACEABLE. Celebrating a DREAM home perfectly set on GWYNNE VAUGHN PARK. Compliment your lifestyle! Luxurious 2278ft, 4BED home LIVES MUCH LARGER. Enjoy flat entry to sweeping main boasting FOUR SEASONS of ever-changing COLOURS OF NATURE through expansive windows+double French doors -perfect extension to outdoor living. Entertain or unwind on expansive SUNNY SOUTH EXPOSED patio w/Gas BBQ+privacy shades. Private manicured yard w/gates to park! Dramatic vaulted ceiling. STUNNING Chef's kitchen w/gas range+stainless. Rich hardwood. Built-In Sound. A/C. HRV. Designer lighting! ABOVE - Sprawling master+SPA LUXURY ensuite, +3 spacious beds! STORAGE-5ft (approx) crawl. RARE opportunity in exclusive WILLIAMS PARK community-7 single family homes on quiet culdesac rich in HOMEOWNER PRIDE.

RED Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.
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**OWN
YOUR
MARKET**

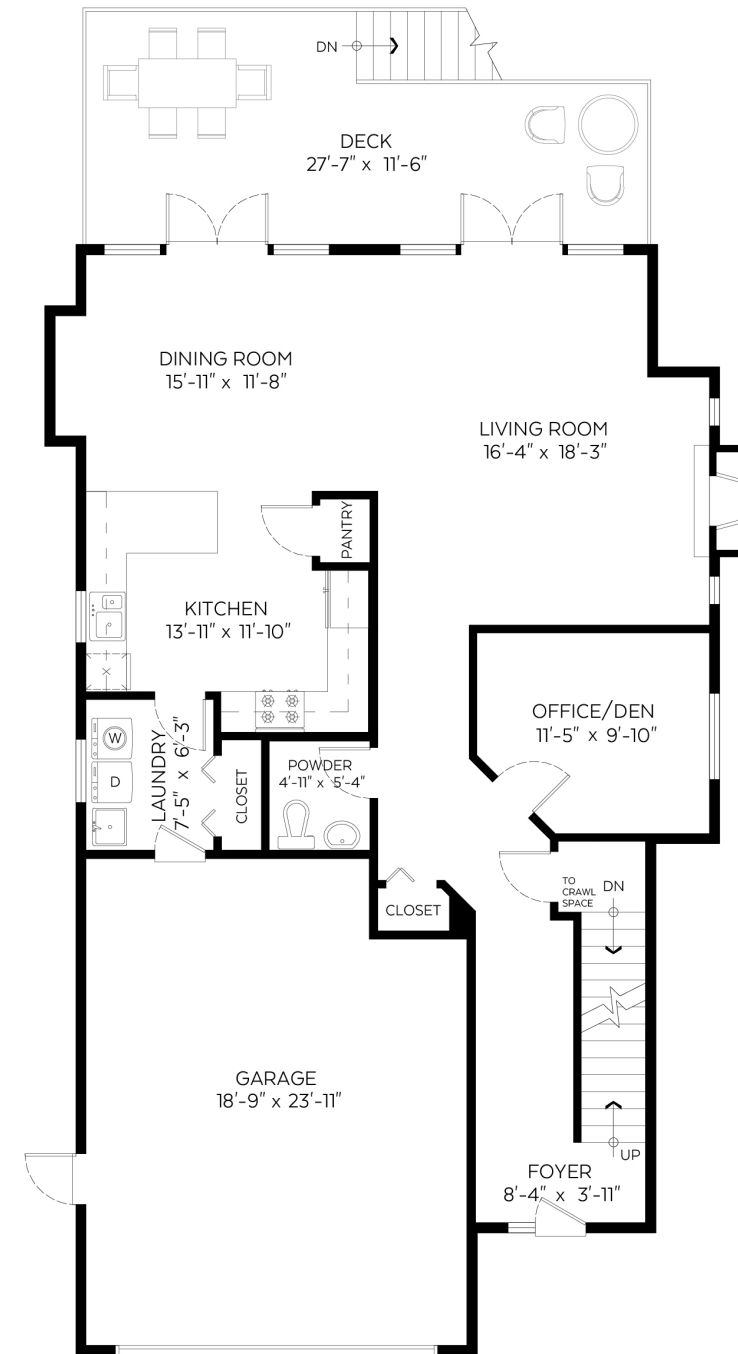


10113 Williams Road,
Chilliwack, B.C.

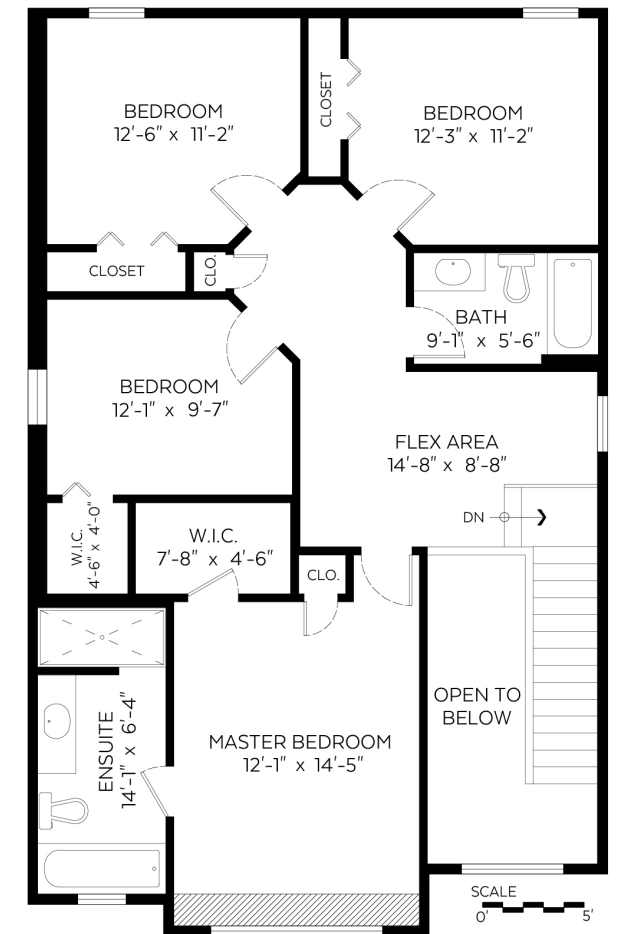
Main Floor:	1,136 sq.ft.
Upper Floor:	1,151 sq.ft.
Total:	2,287 sq.ft.
Open to Below:	94 sq.ft.

Auxiliary Area

Garage:	454 sq.ft.
Deck:	266 sq.ft.



Main Floor Plan
Floor Area: 1,136 sq.ft.
Ceiling Height: 9 ft.



Upper Floor Plan
Floor Area: 1,151 sq.ft.
Ceiling Height: 8 ft.