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YOU DREAM IT, WE FIND IT


8742 BROADWAY STREET Chilliwack, BC V2P 5V6




 **5**
Bedrooms

 **3,584**
Ft² Floor Area

 **10**
Parking Total

 **3**
Bathrooms

 **19,166**
Ft² Lot Size

 **1980**
Year Built

DEVELOPER/INVESTORS ALERT! This is the perfect development site for investors, builders and developers to hold, subdivide or build. There is a decommissioned Statutory Right of Way on the property but the Seller may remove if Buyer needs for their redevelopment. The OCP is RM (Residential Medium Density). Option 1 - Build up to 9 townhome units. Options 2 - Subdivide to build 2 duplexes with 2 laneway units.

House/Single Family **Active** Age 45

\$1,499,900 \$418 \$/Ft² Floor area

List Date 21/11/2024 **75 days**

\$/Ft² Floor Area **\$418.50**

\$/Ft² Lot Size **\$78.26**

2024 Total Assessed Value **\$1,003,000**

Original Price **\$1,499,900**

List Price **\$1,499,900**

Area **Chilliwack**

Sub-Area / Community **Chilliwack Proper South**

Features

Heating/Cooling: **Hot Water, Radiant**
Indoor/Outdoor Features: **Sundeck(s)**
Suite: **Unauthorized Suite**
Basement Area: **None**
Crawl/Bsmt. Ht:
Laundry:
Floor Finish:
Renovations:
Fireplaces: **1 (Fuel: Natural Gas)**
Accessibility:
Virtual Tour:
Additional Links:

Parking

Parking Total: **10**
Parking: **Garage; Double**
Parking Access:

Property

Style of Home: **2 Storey**
Finished Area: **3,584.00 ft²**
Unfinished Area: **0.00**
Total Area: **3,584.00 ft²**
View:
Waterview:
Waterfront:
Ownership: **Freehold NonStrata**
Occupancy: **Owner**
Zoning: **R1-B, One and Two Family Residential**
Site Influences:

Construction Details

Property Class: **Residential Detached**
Property Type: **House/Single Family**
Construction: **Frame - Wood**
Exterior: **Brick, Stone**
Foundation: **Concrete Perimeter**
Roof: **Tile - Concrete**

Lot

Depth: **143 ft**
Frontage: **133 ft**
Lot Size Dimensions: **143.0 x 133.0**
Acres: **0.44**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal**
Water Supply: **City/Municipal**
Restrictions:
Lot Features:

MLS® #: **R2946959**

Last Updated: **24/01/2025**

Listing Brokerage: **eXp Realty**

Listing Agent: **Denise Lo**

Co-Listing Agent(s): **Randy Lim**

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Level	Type	Dimension	Level	Type	Dimension	Level	Type	Dimension
Below	Bathroom	3pc	Below	Office	15'x21'	Main	Dining Room	15'x11'10"
Below	Bedroom	10'2x13'5"	Main	Bathroom	4pc	Main	Eating Area	8'x11'
Below	Bedroom	11'x13'5"	Main	Bathroom	4pc	Main	Kitchen	9'x11'6"
Below	Kitchen	14'x10'8"	Main	Bedroom	11'x16'	Main	Living Room	18'x17'2"
Below	Living Room	15'x21'	Main	Bedroom	9'10x12'6"	Main	Primary Bedroom	13'6x17'6"

