

**For Multi-Picture Tours Go To:
www.mitten-realty-services.com**



45962 Gurney, Chilliwack

\$998,800

**Custom Built 3,912 Square Foot Open Plan Rancher with a Basement
on Beautiful Cultus Lake 0.345 Acre Lot**

Cultus lake living at its best, off the beaten path for privacy yet close to all of the great amenities the lake has to offer. Like new custom built 3912 square foot open plan rancher with basement on 0.345 ac lot boasts the ultimate in one level living in style with superior quality throughout and designed for family and entertaining w/gorgeous modern finishes, air conditioning and more. Main floor boasts spacious great room with gorgeous laminate floors , gas fireplace, spacious dining room with door to expansive covered patio looking out to rear yard, dream kitchen with quartz counter and black stainless appliances, three bedrooms and two baths including master bedroom with five piece ensuite with twin sinks and separate shower and soaker tub designed to pamper you. Lower level offers recreation room, bedroom and three piece bath for upper level use and superior quality unauthorized suite with spacious living room with gas fireplace, spacious dining room, gorgeous kitchen with quartz counters and stainless appliances, four piece bath and spacious bedroom. A home designed to pamper with accommodation for extended family is an absolute must see for the discerning Buyer...



Performance
Proven Play Realty

The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

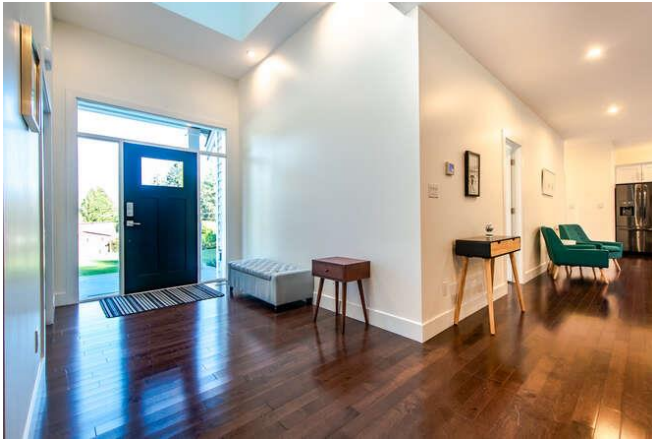
604-533-3231

All information contained in this brochure while thought to be accurate is not guaranteed to be accurate and should be verified by the purchaser.

Features Of This Fine Home...

Main Level: 1,986 Sq. Ft.

Foyer: 11'2 x 7'3



Living Room: 21'9 x 14'11



Dinning Room: 15'8 x 12'9



Kitchen: 19'3 x 13'10



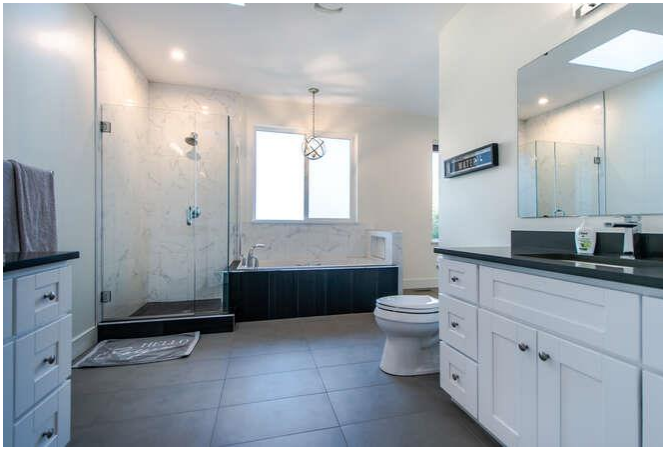
Master Bedroom: 15'10 x 15'9



Walk-in Closet:



Master Ensuite:



Bedroom: 10'5 x 10'1



Bedroom: 12'6 x 10'1



Laundry: 9'9 x 6'9



Main Bathroom:



Lower Level: 1,991 Square Feet

Living Room: 18'5 x 16'



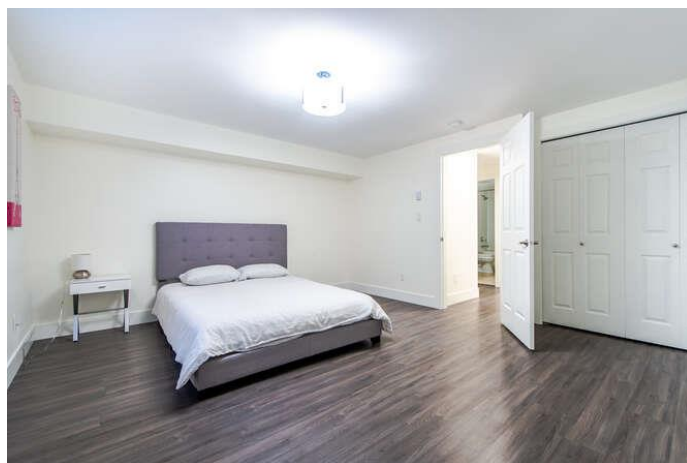
Kitchen: 14'11 x 13'2



Dining Room: 14'11 x 10'2



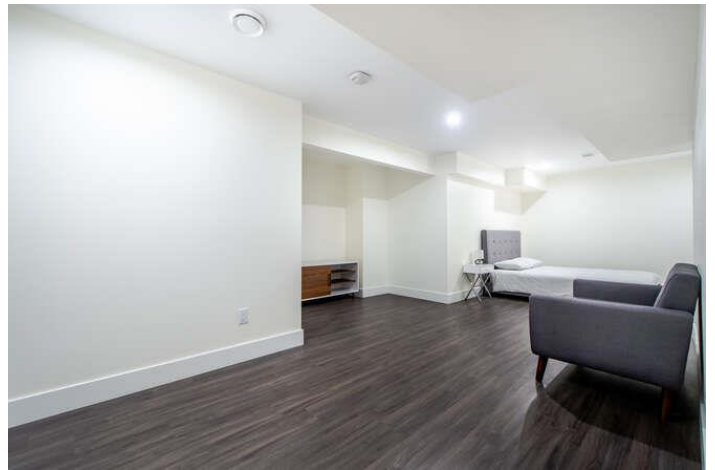
Bedroom: 14'9 x 13'10



4 Piece bathroom



Recreation Room: 25'1 x 17'6



Mechanical Room: 9'3 x 8'3



Bedroom:12'8 x 12'



3 Piece bathroom:



2019 Annual Taxes: \$2,633.52

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- ⌘ **Cultus lake living at its best, off the beaten path for privacy yet close to all of the great amenities the lake has to offer.**
- ⌘ **Like new custom built 3912 square foot open plan rancher with basement on 0.345 ac lot boasts the ultimate in one level living in style with superior quality throughout and designed for family and entertaining w/gorgeous modern finishes, air conditioning and more.**
- ⌘ **Main floor boasts spacious great room with gorgeous laminate floors, gas fireplace, spacious dining room with door to expansive covered patio looking out to rear yard, dream kitchen with quartz counter and black stainless appliances, three bedrooms and two baths including master bedroom with five piece ensuite with twin sinks and separate shower and soaker tub designed to pamper you.**
- ⌘ **Lower level offers recreation room, bedroom and three piece bath for upper level use and superior quality unauthorized suite with spacious living room with gas fireplace, spacious dining room, gorgeous kitchen with quartz counters and stainless appliances, four piece bath and spacious bedroom.**
- ⌘ **A home designed to pamper with accommodation for extended family is an absolute must see for the discerning Buyer...**

Lot: 0.345 ac lot





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45962 Gurney Road,
Cultus Lake, B.C.



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Totals**

Main Level:	1,986 sq. ft.	Garage:	609 sq. ft.
Lower Level:	1,991 sq. ft.	Main Patio:	185 sq. ft.
Total:	3,977 sq. ft.	Master Patio:	99 sq. ft.
		Front Patio:	84 sq. ft.
		Total:	977 sq. ft.

