

42244 KNOX AVENUE

YARROW

3 BEDROOM | 2 BATHROOM | LIVING AREA: 1,820 SQFT



This charming white two-storey home near the end of Knox Avenue is centrally located in Yarrow, providing quiet country living with nearby access to vast trails; experience mountain biking, walking, horseback riding, motorcycle riding and ATV-ing. Enjoy fishing and basking in the scenic outdoors at Vedder River, only 300 yards away! Yarrow is 20 minutes away from the amenities and shopping of Chilliwack and Abbotsford. While maintaining its character and charm, this home is equipped with recent, engineered, structural improvements to give you long-lasting enjoyment and peace of mind! Master bedroom on the main floor, with two bedrooms above, highlighting unique vaulted ceilings. New central air conditioning. Fenced and treed yard for optimal privacy, with a detached garage/shop.



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elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





WALK SCORE

SCHOOL CATCHMENT

Walk Score

23

Car-Dependent

Almost all errands require a car.

Yarrow Community School (K-6)

4595 Wilson Rd
Chilliwack, BC, V2R 5B9
Phone: 604.823.4408

Transit Score

14

Minimal Transit

It is possible to get on a bus.

Vedder Middle School (7-9)

45560 South Sumas Road
Chilliwack, BC, V2R 1S3
Phone: 604.858.7141

Bike Score

49

Somewhat Bikeable

Minimal bike Infrastructure.

Sardis Secondary School (10-12)

45460 Stevenson Road
Chilliwack, BC, V2R 2Z6
Phone: 604.858.9424

COMMUTE to Downtown Chilliwack



30 min



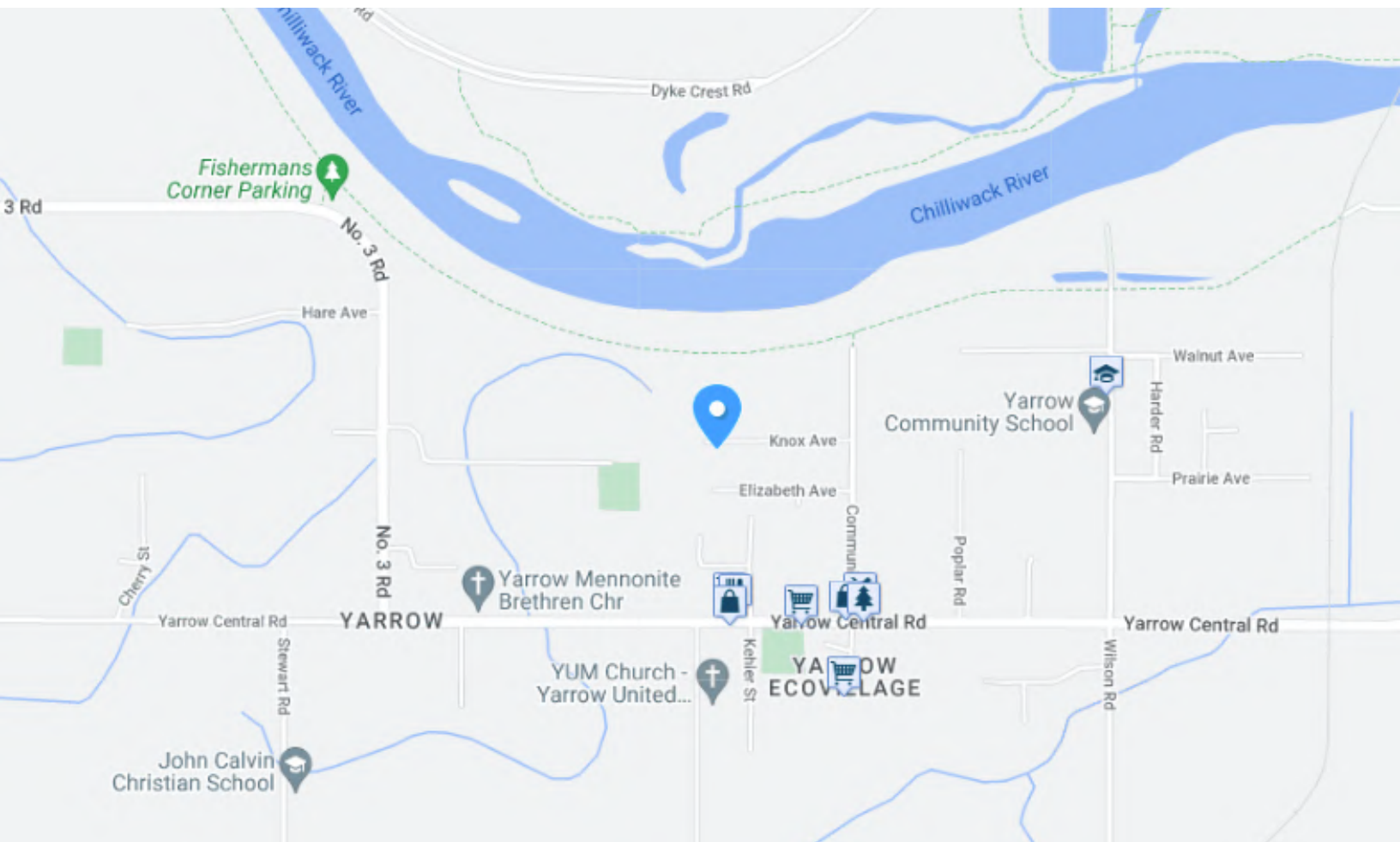
60+ min



60+ min



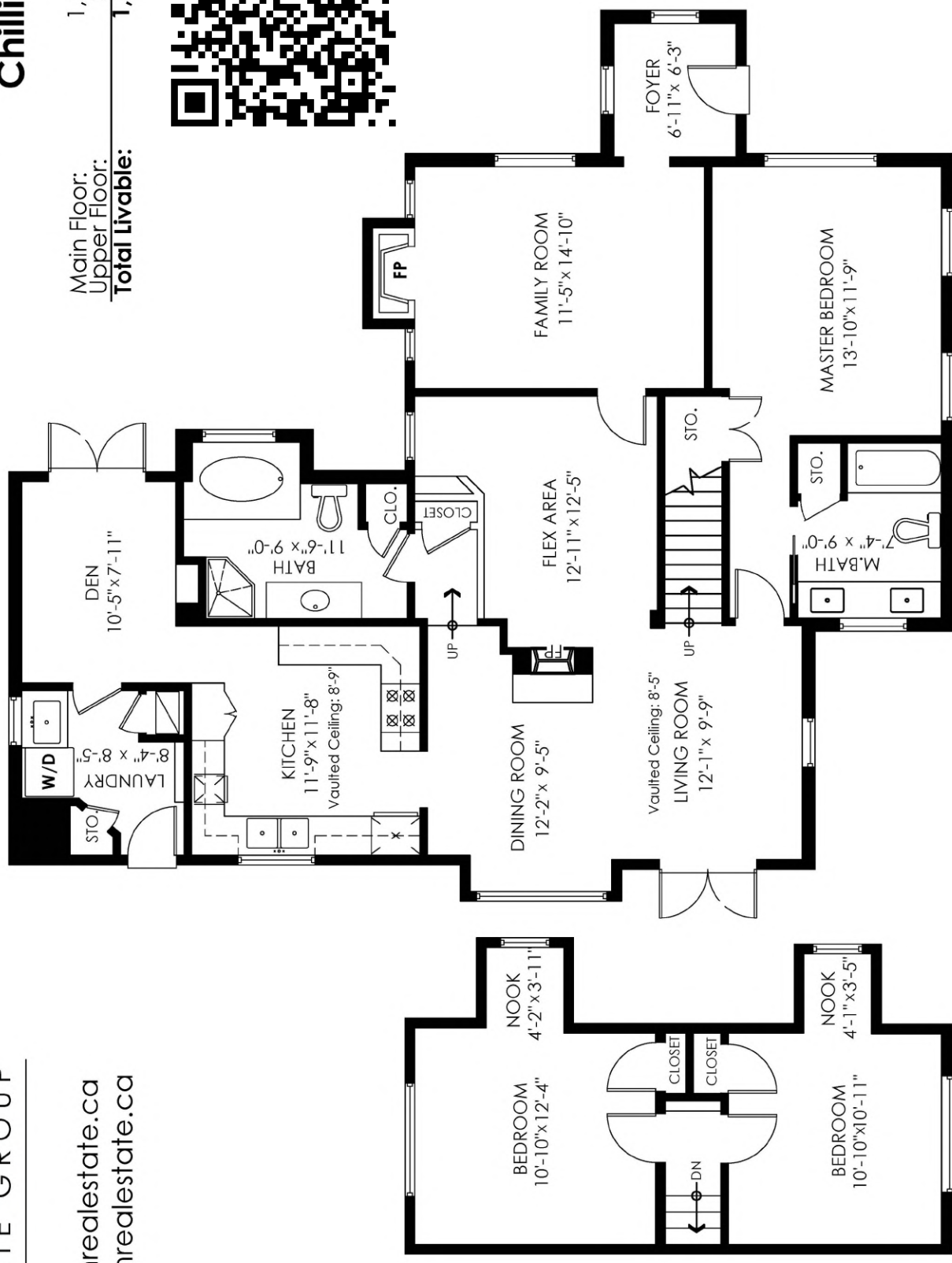
60+ min



Main Floor: 1,445 sq.ft.
Upper Floor: 375 sq.ft.
Total Livable: 1,820 sq.ft.

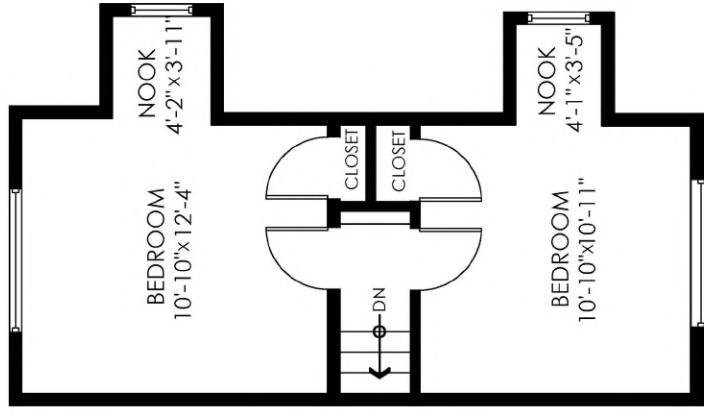


Scan QR Code to view
Virtual Walkthrough



Main Floor Plan

Floor Area: 1445 sq.ft.
Ceiling Height: 7'-11"



Upper Floor Plan

Floor Area: 375 sq.ft.
Ceiling Height: 6'-9"

R2715069
Board: H
House/Single Family

42244 KNOX AVENUE

Yarrow
Yarrow
V2R 5E1

Residential Detached

\$1,129,000 (LP)

(SP) 



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **66.20**
Frontage(metres): **20.18**
Depth / Size: **120.7 feet**
Lot Area (sq.ft.): **0.00**
Lot Area (acres): **0.18**
Flood Plain: **Yes**
View: **Yes: Vedder Mtn and Sumas Mtn**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **Other-Licensed**

If new, GST/HST inc?:
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **003-432-815**

Original Price: **\$1,129,000**
Approx. Year Built: **1936**
Age: **86**
Zoning: **R1A**
Gross Taxes: **\$3,566.17**
For Tax Year: **2022**
Tax Inc. Utilities?: **No**
Tour: [Virtual Tour URL](#)

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **1** Parking Access: **Front, Lane**
Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: **3 Blocks** Dist. to School Bus: **5 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Lease... **No :**
Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Laminate, Vinyl/Linoleum**

Legal: **LOT 256 DISTRICT LOTS 83 AND 449 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 63939**

Amenities: **Workshop Detached**

Site Influences: **Cul-de-Sac, Private Setting, Rural Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Finished Floor (Main):	1,445	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	375	Main	Living Room	12'1 x 9'9			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	12'2 x 9'5			x	Main
Finished Floor (Below):	0	Main	Kitchen	11'9 x 11'8			x	Main
Finished Floor (Basement):	0	Main	Den	10'5 x 7'11			x	5
Finished Floor (Total):	1,820 sq. ft.	Main	Laundry	8'4 x 8'5			x	
Unfinished Floor:	0	Main	Flex Room	12'11 x 12'5			x	
Grand Total:	1,820 sq. ft.	Main	Family Room	11'5 x 14'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Master Bedroom	13'10 x 11'9			x	
Suite:None		Main	Foyer	6'11 x 6'3			x	
Basement:None		Main	Bedroom	10'10 x 12'4			x	
			Bedroom	10'10 x 10'11			x	
				x			x	
				x			x	

Crawl/Bsmt. Height:
of Kitchens: **1**

of Levels: **2**
of Rooms: **11**

Manuf Type:
MHR...
ByLaw Restrictions:

Registered in MH...
CSA/BCE:

PAD Rental:
Maint. Fee:

elevation
REAL ESTATE GROUP

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