

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2024
Frontage (ft):	40.87	Bathrooms:	4	Age:	0
Lot Area: (sq.ft.)	4,024.00	Full Baths:	3	Zoning:	SBR-3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,753.14
Rear Yard Exp:	South	Maint. Fee:	84.00	For Tax Year:	2023
View:	Yes			P.I.D.:	031-687-598

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 74
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Valley and Mountain
Mgmt. Company:	Homelife Advantage Realty - 604-858-7368
Complex / Subdiv:	THE PERCH
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 69, PLAN EPS5210, SECTION 9, TOWNSHIP 26, 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:	None
Site Influences:	Cul-de-Sac,Gated Complex,Greenbelt,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Sprinkler - Fire,Vacuum - Roughed In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'6	Above	Bedroom	12'6 x 9'6	Bsmt	Flex Room	10' x 7'
Main	Kitchen	16' x 10'	Above	Bedroom	10' x 9'6			
Main	Dining Room	13' x 12'6	Above	Walk-In Closet	6' x 4'			
Main	Den	9'6 x 8'	Bsmt	Recreation Room	18'6 x 12'			
Main	Laundry	7' x 5'	Bsmt	Bedroom	10' x 9'			
Above	Primary Bedroom	15'6 x 14'						

Finished Floor (Main):	1,097 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	986 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	740 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,823 sqft	Basement:	Full,Fully Finished	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,823 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

"The Perch!" Exciting new Gated Community and Best Value in the highly sought after Promontory neighborhood. All homes having Magnificent, Soaring Valley and Mountain views of the surrounding Chilliwack area. The "Falcon View" has 4 Bedrooms and Bathrooms .The Primary bedroom with Spa Style Ensuite , Walk in Closet. Boasts a gourmet chef inspired kitchen with high end Stainless Steel appliances . Fully Finished Basement. 10 Year Home Warranty! All of this in a Bare Land Gated Community. Ready to move in!