## 9 5988 LINDEMAN STREET CHILLIWACK

Promontory, V2R 0R9

<b>Residential Detached</b>
\$1,069,900 (LP)

Depth/Size (ft):						
• • • •	50.00	Bedrooms:	4	Approx. Year Bui		21
• • • •	50.00	Bathrooms:	4	Age:	3	
	9,639.00	Full Baths:	3	Zoning: Gross Taxes:	R3	004 70
	No	Half Baths:	·			924.73
Rear Yard Exp:	Vee	Maint. Fee:	237.69	For Tax Year:	202	
View:	Yes			P.I.D.:	031	-296-793
Style of Home:	Reverse 2 Storey		Parking:			
Construction:	Frame - Wood		Covered Parking:			
Exterior:	Vinyl,Wood		Parking Access:			
Foundation:			Parking:	Garage; Single		
Rain Screen:			Locker:			
Renovations:			Units in Dev:	- Total Units in Stra	ata: 14	
# of Fireplaces:			Distance to:			
	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Forced Air,Natural Gas		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fe	nced Yard	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
Services Connected: C Legal: C Amenities: C Site Influences: Features: C	STRATA LOT 9, PLAN EPS4 COMMON PROPERTY IN F Air Cond./Central ClthWsh/Dryr/Frdg/Stve/DW	al Gas,Sanitary Sewer,Water 4568, SECTION 9, TOWNSHI PROPORTION TO THE UNIT				INTEREST IN THE
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Complex / Subdiv:       I         Services Connected:       G         Legal:       G         Amenities:       G         Site Influences:       F         Features:       G         Bylaw Restric:       H         Listing Broker(s):       H         Floor       Ty         Main       Di         Main       Limit Main         Below       Pr         Below       Below	Community,Electricity,Natura STRATA LOT 9, PLAN EPS4 COMMON PROPERTY IN F Air Cond./Central ClthWsh/Dryr/Frdg/Stve/DW No Restrictions HomeLife Advantage Realty ype I Citchen Dining Room iving Room iving Room iving Room iving Room	4568, SECTION 9, TOWNSHI PROPORTION TO THE UNIT 7 Ltd, HomeLife Advantage Re Dimensions 13'4 x 13'4 13'11 x 10'8 12'11 x 14'7 5'4 x 9'4 7'5 x 8'2 12'3 x 14'7	entitlement of the str alty Ltd Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Dining Room Kitchen Bedroom	Dime 10'0 × 3'11 × 13'8 × 12'11 12'9 × 12'11	nsions ( 8'8 ( 9'7 ( 10'0 × 7'8 ( 8'3 × 9'7
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Complex / Subdiv:       I         Services Connected:       G         Legal:       G         Amenities:       G         Site Influences:       F         Features:       G         Bylaw Restric:       H         Listing Broker(s):       H         Floor       Ty         Main       Li         Main       Li         Main       Li         Below       Pr         Below       Be         Finished Floor (Main):       7         Finished Floor (Above):       G	Community,Electricity,Natura STRATA LOT 9, PLAN EPS4 COMMON PROPERTY IN F Air Cond./Central ClthWsh/Dryr/Frdg/Stve/DW No Restrictions HomeLife Advantage Realty ype I Gitchen Dining Room iving Room iving Room Soyer S aundry Sedroom Bedroom S 794 sqft 0 sqft	4568, SECTION 9, TOWNSHI PROPORTION TO THE UNIT Ltd, HomeLife Advantage Re Dimensions 13'4 × 13'4 13'11 × 10'8 12'11 × 14'7 5'4 × 9'4 7'5 × 8'2 12'3 × 14'7 11'6 × 10'0 # Of Rooms:	entitlement of the str alty Ltd Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Dining Room Kitchen Bedroom Utility Bathroom Floor Main	Dime 10'0 × 3'11 × 13'8 × 12'11 12'9 × 12'11 9'8 × 3 # of Pieces	nsions (8'8 (9'7 (10'0 × 7'8 (8'3 × 9'7 3'1 Ensuite? No
Complex / Subdiv:       I         Services Connected:       G         Legal:       G         Amenities:       G         Site Influences:       F         Features:       G         Bylaw Restric:       H         Listing Broker(s):       H         Floor       Ty         Main       Lin         Main       Lin         Main       Lin         Below       Pr         Below       Below         Finished Floor (Main):       G         Finished Floor (Below):       G	Community,Electricity,Natura STRATA LOT 9, PLAN EPS4 COMMON PROPERTY IN F Air Cond./Central ClthWsh/Dryr/Frdg/Stve/DW No Restrictions HomeLife Advantage Realty ype I Citchen Dining Room iving Room iving Room iving Room Primary Bedroom Bedroom 794 sqft 0 sqft 794 sqft	#568, SECTION 9, TOWNSHI         PROPORTION TO THE UNIT         /         '         Ltd, HomeLife Advantage Re         Dimensions         13'4 x 13'4         13'11 x 10'8         12'11 x 14'7         5'4 x 9'4         7'5 x 8'2         12'3 x 14'7         11'6 x 10'0         # Of Rooms:         # Of Kitchens:         # Of Levels:	eNTITLEMENT OF THE ST alty Ltd Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt 14 2 3	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Dining Room Kitchen Bedroom Utility Bathroom Floor Main Bsmt	Dime 10'0 × 3'11 × 13'8 × 12'11 12'9 × 12'11 9'8 × 3 <b># of Pieces</b> 2 4	nsions 6 8'8 6 9'7 6 10'0 x 7'8 6 8'3 x 9'7 3'1 Ensuite? No No
Complex / Subdiv:       I         Services Connected:       G         Legal:       G         Amenities:       G         Site Influences:       F         Features:       G         Bylaw Restric:       I         Listing Broker(s):       I         Floor       Ty         Main       Li         Main       Li         Main       Li         Below       Be         Finished Floor (Main):       G         Finished Floor (Below):       G         Finished Floor (Below):       G	Community,Electricity,Natura STRATA LOT 9, PLAN EPS4 COMMON PROPERTY IN F Air Cond./Central ClthWsh/Dryr/Frdg/Stve/DW No Restrictions HomeLife Advantage Reality ype I Citchen Dining Room iving Room oyer 2 aundry 2 Primary Bedroom Bedroom 794 sqft 0 sqft 794 sqft 794 sqft 793 sqft	#568, SECTION 9, TOWNSHI         PROPORTION TO THE UNIT         /         '	eNTITLEMENT OF THE ST alty Ltd Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 2	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Dining Room Kitchen Bedroom Utility Bathroom Floor Main	Dime 10'0 × 3'11 × 13'8 × 12'11 12'9 × 12'11 9'8 × 3 <b># of Pieces</b> 2	nsions (8'8 (9'7 (10'0 × 7'8 (8'3 × 9'7 3'1 Ensuite? No
Complex / Subdiv:       I         Services Connected:       Services Connected:         Legal:       Services Connected:         Legal:       Services Connected:         Amenities:       Services Connected:         Amenities:       Services Connected:         Site Influences:       Features:         Features:       Services Connected:         Bylaw Restric:       If         Listing Broker(s):       If         Floor       Ty         Main       Kit         Main       Lix         Main       Lix         Below       Pr         Below       Betox         Finished Floor (Main):       Tr         Finished Floor (Below):       Tr         Finished Floor (Below):       Tr         Finished Floor (Total):       Zervices Connected:	Community,Electricity,Natura STRATA LOT 9, PLAN EPS4 COMMON PROPERTY IN F Air Cond./Central ClthWsh/Dryr/Frdg/Stve/DW No Restrictions HomeLife Advantage Reality ype I Citchen Dining Room iving Room over 2 aundry 2 Primary Bedroom Bedroom 794 sqft 0 sqft 794 sqft 753 sqft 2,341 sqft	#568, SECTION 9, TOWNSHI         PROPORTION TO THE UNIT         /         '         Ltd, HomeLife Advantage Re         Dimensions         13'4 x 13'4         13'11 x 10'8         12'11 x 14'7         5'4 x 9'4         7'5 x 8'2         12'3 x 14'7         11'6 x 10'0         # Of Rooms:         # Of Kitchens:         # Of Levels:	ENTITLEMENT OF THE ST alty Ltd Floor Below Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 2 3 Legal Suite	RATA LOT AS SHOWN O Type Bedroom Walk-In Closet Family Room Dining Room Kitchen Bedroom Utility Bathroom Floor Main Bsmt	Dime 10'0 × 3'11 × 13'8 × 12'11 12'9 × 12'11 9'8 × 3 <b># of Pieces</b> 2 4	nsions 6 8'8 6 9'7 6 10'0 x 7'8 6 8'3 x 9'7 3'1 Ensuite? No No
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This 2 year old home perfectly blends modern and west coast styles with sharp contours and warm cedar finishing. Entering the main floor leads you to a two-tone kitchen and large tiered island. 9' ceilings & plenty of windows maximize natural light & views in the living area complete with a feature wall, built-in speakers, and access to a covered balcony w/ gas bbq hook up. Downstairs boasts 10' ceilings and a master with direct access to a covered balcony and an ensuite complete with mosaic tile, frameless glass shower, standalone tub, his/hers sinks, and large WIC. Bottom floor offers a 1 bedroom legal suite w/ outdoor area. Outside features low maintenance landscaping, 3 covered balconies, and an entertaining area complete with a covered bar. Quiet area only minutes to shopping & Hwy 1.



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.