

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	R4-A
Flood Plain:	Exempt	Half Baths:	0	Gross Taxes:	\$2,010.57
Rear Yard Exp:		Maint. Fee:	308.41	For Tax Year:	2023
View:	No			P.I.D.:	018-797-172

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	The Stratford
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 1, PLAN LMS1458, 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 1 OR V, AS APPROPRIATE, DIV K
Amenities:	Workshop Detached
Site Influences:	Adult Oriented, Central Location, Gated Complex, Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions, Pets Allowed w/Rest.
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 16'2	Main	Walk-In Closet	4'6 x 4'11
Main	Kitchen	13'8 x 13'9			
Main	Dining Room	15'5 x 8'3			
Main	Primary Bedroom	12'0 x 14'4			
Main	Bedroom	9'11 x 9'11			
Main	Laundry	6'2 x 4'11			
Main	Foyer	5'8 x 5'4			

Finished Floor (Main):	1,157 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,157 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,157 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: No, Dogs: Yes			

MOTIVATED SELLER! BRING AN OFFER! A rarely available gem! Detached 2-bed, 2-full-bath rancher with low strata fees in the coveted 55+ gated complex The Stratford - one of the few homes in the small complex (just 14 units) with a large fenced yard with fantastic stretch of lawn, multiple garden beds and a nice patio area to enjoy it all. Bright & spacious interior, gas fireplace, wheelchair accessible (no stairs), kitchen with handy pass-through, double-garage; quiet & safe community in a central location minutes from downtown Chilliwack, shopping, bus routes & parks.