## R2887548 Apartment/Condo

## 306 46005 BOLE AVENUE CHILLIWACK

Chilliwack Proper East, V2P 7W7

Parking:

Parking:

Locker:

Units in Dev:

Distance to: Title to Land:

**Property Disc:** 

**Fixtures Leased:** 

Fixtures Rmvd:

**PAD Rental:** 

**Covered Parking:** 

**Parking Access:** 

**Residential Attached** \$369,000 (LP)

Dimensions

Depth/Size (ft): Frontage (ft): Lot Area: Flood Plain: Yes Rear Yard Exp:

Yes

Bedrooms: 2 2 Bathrooms: **Full Baths:** 2 Half Baths: 0 Maint. Fee: 400.57 Approx. Year Built: 1989 Age: 35 Zoning: R6 **Gross Taxes:** \$1,014.00 For Tax Year: 2023 P.I.D.: 014-847-400

Total: 1 - Covered: 1

Garage; Underground

Freehold Strata

Yes

Yes

No

No

Type

Style of Home: Corner Unit, Upper Unit

> Frame - Wood Stucco, Vinyl

Foundation: Rain Screen: Renovations:

Construction:

Exterior:

# of Fireplaces: 0 - Fuel: Water Supply: City/Municipal Fuel/Heating: Electric

Balcony(s) **Outdoor Area:** Type of Roof: Other Wall/Wall/Mixed Floor Finish:

View: Yes: MOUNTAINS

CORNERSTONE - 604-791-1440 Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

STRATA LOT 18, PLAN NWS3077, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN Legal: PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, DIV E

Floor

Amenities: Elevator, In Suite Laundry, Storage

Site Influences: Adult Oriented, Central Location, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

**Bylaw Restric:** Age Restrictions, Pets Not Allowed Listing Broker(s): Pathway Executives Realty Inc.

**Dimensions** Floor Type Main Foyer 5'11 x 4'6 Main Laundry 4'6 x 10'2 Main Kitchen 8'1 x 10'2 Main Dining Room 19'10 x 13'10 Main Living Room 11'7 x 11'1 Main Primary Bedroom 12'6 x 14'4 Main Bedroom 8'11 x 10'8

1,165 sqft

0 sqft

# Of Rooms: 7 **Bathroom Floor** # of Pieces Ensuite? # Of Kitchens: 1 3 Nο Main # Of Levels: Main 3 Yes Crawl/Bsmt Height:

Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,165 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 1,165 sqft

Finished Floor (Main):

Finished Floor (Above):

**Basement:** None # or % of Rentals Allowed: 100

# Of Pets: Cats: No, Dogs: No

Classic Manor! Corner unit - Top floor. Spacious 2 bedroom, 2 bathroom condo. Kitchen opens onto dining & living room. Covered balcony is South facing with mountain views. Master bedroom has full ensuite. Secure parking & storage locker. Centrally located in the heart of Downtown Chilliwack & District 1881. Stroll to outdoor patios, coffee house, breweries, restaurants & shopping! This is a 55+ age restricted building, no cats or dogs.