

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1976
Frontage (ft):		Bathrooms:	1	Age:	48
Lot Area:		Full Baths:	1	Zoning:	R5
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$935.68
Rear Yard Exp:		Maint. Fee:	398.37	For Tax Year:	2023
View:	Yes			P.I.D.:	001-450-646

Style of Home:	Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	36
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Mixed, Vinyl/Linoleum, Carpet	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	HL Advantage PM
Complex / Subdiv:	Windsor Pines
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	STRATA LOT 34, PLAN NWS588, 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; DIVISION B
Amenities:	Shared Laundry, Storage
Site Influences:	Central Location
Features:	Refrigerator, Stove
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 11'8			
Main	Dining Room	9'7 x 6'6			
Main	Kitchen	7'3 x 6'4			
Main	Primary Bedroom	12' x 9'8			
Main	Storage	4' x 4'			

Finished Floor (Main):	600 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	600 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	600 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

AFFORDABLE, perfect for first time buyer or investor, this TOP FLOOR condo with beautiful views is located in a very quiet area close to downtown Chilliwack and within walking distance to the new District 1881. Looking for a great rental property? There are no age or rental restrictions, pets are welcomed and the Strata is very well run! This home features tons of natural light, gorgeous mountain views from the balcony and living area. There is lots of storage within the living area, PLUS and extra storage unit in the garage. Laundry room down the hallway on the same floor. 1 parking stall included.