## 306 9477 COOK STREET CHILLIWACK

Chilliwack Proper West, V2P 4J8

		Ommwack			
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:	I	
Foundation:	WIXED		Parking:	Garage; Underground	
Rain Screen:			Locker:	Yes	
Renovations:			Units in Dev:	36	
				30	
# of Fireplaces:	Oite /Mansieire et		Distance to:	Ere also also Otrasta	
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	<b>-</b> .	Fixtures Leased:	No	
Floor Finish:	Mixed,Vinyl/Linoleum,	Carpet	Fixtures Rmvd:	No	
			I.		
Manne					
	Yes : Mountain				
Mgmt. Company:	HL Advantage PM				
Mgmt. Company: Complex / Subdiv:	HL Advantage PM Windsor Pines				
View: Mgmt. Company: Complex / Subdiv: Services Connected:	HL Advantage PM Windsor Pines Electricity,Sanitary Se				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	HL Advantage PM Windsor Pines Electricity,Sanitary Se STRATA LOT 34, PLA PROPORTION TO TH	N NWS588, NEW WESTMINSTE HE UNIT ENTITLEMENT OF THE			COMMON PROPERTY IN
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	HL Advantage PM Windsor Pines Electricity,Sanitary Se STRATA LOT 34, PLA PROPORTION TO TH Shared Laundry,Store	N NWS588, NEW WESTMINSTE HE UNIT ENTITLEMENT OF THE			COMMON PROPERTY IN
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	HL Advantage PM Windsor Pines Electricity,Sanitary Se STRATA LOT 34, PLA PROPORTION TO TH Shared Laundry,Stora Central Location Refrigerator,Stove Pets Allowed w/Rest., HomeLife Advantage	IN NWS588, NEW WESTMINSTE HE UNIT ENTITLEMENT OF THE age Rentals Allowed Realty Ltd <b>Dimensions</b>	STRATA LOT AS SHOWN ON	FORM 1; DIVISION B	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	HL Advantage PM Windsor Pines Electricity,Sanitary Se STRATA LOT 34, PLA PROPORTION TO TH Shared Laundry,Stora Central Location Refrigerator,Stove Pets Allowed w/Rest., HomeLife Advantage <b>Type</b> Living Room Dining Room	N NWS588, NEW WESTMINSTE HE UNIT ENTITLEMENT OF THE age Rentals Allowed Realty Ltd <b>Dimensions</b> 11'8 x 11'8 9'7 x 6'6	STRATA LOT AS SHOWN ON	FORM 1; DIVISION B	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	HL Advantage PM Windsor Pines Electricity,Sanitary Se STRATA LOT 34, PLA PROPORTION TO TH Shared Laundry,Stora Central Location Refrigerator,Stove Pets Allowed w/Rest., HomeLife Advantage <b>Type</b> Living Room Dining Room Kitchen	N NWS588, NEW WESTMINSTE HE UNIT ENTITLEMENT OF THE age ,Rentals Allowed Realty Ltd Dimensions 11'8 × 11'8 9'7 × 6'6 7'3 × 6'4	STRATA LOT AS SHOWN ON	FORM 1; DIVISION B	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	HL Advantage PM Windsor Pines Electricity,Sanitary Se STRATA LOT 34, PLA PROPORTION TO TH Shared Laundry,Stora Central Location Refrigerator,Stove Pets Allowed w/Rest., HomeLife Advantage <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Storage	IN NWS588, NEW WESTMINSTE HE UNIT ENTITLEMENT OF THE age Rentals Allowed Realty Ltd Dimensions 11'8 × 11'8 9'7 × 6'6 7'3 × 6'4 12' × 9'8 4' × 4'	STRATA LOT AS SHOWN ON	FORM 1; DIVISION B	Dimensions
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	HL Advantage PM Windsor Pines Electricity,Sanitary Se STRATA LOT 34, PLA PROPORTION TO TH Shared Laundry,Stora Central Location Refrigerator,Stove Pets Allowed w/Rest., HomeLife Advantage Living Room Dining Room Kitchen Primary Bedroom Storage	AN NWS588, NEW WESTMINSTE HE UNIT ENTITLEMENT OF THE age Rentals Allowed Realty Ltd Dimensions 11'8 x 11'8 9'7 x 6'6 7'3 x 6'4 12' x 9'8 4' x 4' # Of Rooms: # Of Kitchens:	STRATA LOT AS SHOWN ON	FORM 1; DIVISION B	Dimensions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	HL Advantage PM Windsor Pines Electricity,Sanitary Se STRATA LOT 34, PLA PROPORTION TO TH Shared Laundry,Stora Central Location Refrigerator,Stove Pets Allowed w/Rest., HomeLife Advantage Type Living Room Dining Room Kitchen Primary Bedroom Storage 600 sqft 0 sqft 0 sqft	AN NWS588, NEW WESTMINSTE HE UNIT ENTITLEMENT OF THE age Realty Ltd Dimensions 11'8 × 11'8 9'7 × 6'6 7'3 × 6'4 12' × 9'8 4' × 4' # Of Rooms: # Of Kitchens: # Of Levels:	STRATA LOT AS SHOWN ON	FORM 1; DIVISION B Type Bathroom Floor # of	Dimensions Pieces Ensuite?
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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.

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