## 308 45660 KNIGHT ROAD CHILLIWACK

Sardis West Vedder, V2R 2X4

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 198	9
Frontage (ft):		Bathrooms:	2	Age:	35	•
Lot Area:		Full Baths:	2	Zoning:	R5	
Flood Plain:	No	Half Baths:	0	Gross Taxes:		331.08
Rear Yard Exp:		Maint. Fee:	341.03	For Tax Year:	202	
View:	Yes	Mann. Fee.	51.00	P.I.D.:		-575-167
VIEW.	165			1.1.0		-575-107
Style of Home:	Penthouse		Parking:	Total: 1 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Mixed		Parking Access:			
Foundation:			Parking:	Garage Underbuil	ding	
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Gas - Natural	1	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric,Na	itural Gas	Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Tar & Gravel		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
View:	Yes : Mountains					
Mgmt. Company:	Self Managed					
Mgmt. Company: Complex / Subdiv:	Self Managed Night Lodge	Militar				
Mgmt. Company:	Self Managed Night Lodge Electricity,Natural Gas					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Self Managed Night Lodge Electricity,Natural Gas STRATA LOT 28, PLAI COMMON PROPERT	N NWS3037, DISTRICT LOT 38, GRO Y IN PROPORTION TO THE UNIT EN	ITITLEMENT OF THE STRA			AN INTEREST IN TH
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This beautifully updated 2 bedroom, 2 bathroom TOP FLOOR unit is dressed to impress. With loads of renovations including the kitchen cabinets, backsplash, countertops, stainless steel appliances, gorgeous bathroom renos, consistent upgraded flooring throughout, updated mouldings, doors, and more! The kitchen is very bright with a giant skylight and eat-in area, the spacious living room sports a gas fireplace, and there's a proper laundry room with full size machines. Enjoy sunrises on the east facing patio with mountain views. This building is stacked with tons of amenities; pool table room, workshop, common room and even a guest suite that's very cheap to rent! Great freeway access, close to all major shopping, this 55+ building is a wonderful place to live. 1 cat allowed, no dogs.



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