

Depth/Size (ft):		Bedrooms:	0	Approx. Year Built:	1974
Frontage (ft):		Bathrooms:	1	Age:	50
Lot Area:		Full Baths:	1	Zoning:	R5
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$851.17
Rear Yard Exp:	East	Maint. Fee:	288.00	For Tax Year:	2024
View:	Yes			P.I.D.:	001-450-506

Style of Home:	1 Storey,Bachelor/Studio	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	35
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	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:	Homelife Advantage
Complex / Subdiv:	Windsor Pines
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 23, 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 OR V, AS APPROPRIATE, DIV B
Amenities:	Shared Laundry
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	Great Room	15'6 x 13'1			
Main	Kitchen	6'9 x 8'4			
Main	Storage	6'0 x 3'0			

Finished Floor (Main):	419 sqft	# Of Rooms:	3	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):	419 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	419 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to your perfect urban retreat in the heart of Chilliwack! Nestled just steps away from District 1881, this charming 419 sqft studio condo offers a prime opportunity for both first-time homebuyers and savvy investors alike. Don't miss out on the opportunity to own a piece of downtown Chilliwack! Whether you're looking for a cozy urban retreat or a savvy investment opportunity, this studio condo has it all. Schedule a viewing today and discover the endless possibilities that await you in this charming downtown gem.