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|---------------------------|----------|--------------------|-------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 2024 |
| Frontage (ft): | 35.00 | Bathrooms: | 4 | Age: | 0 |
| Lot Area (sq.ft.): | 3,100.00 | Full Baths: | 3 | Zoning: | SBR-3 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$1,819.68 |
| Rear Yard Exp: | | Maint. Fee: | 78.00 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 031-687-253 |

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|-------------------------|---------------------------------|-------------------------|------------------------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Electric | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric,Forced Air,Natural Gas | Property Disc: | No |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Valley and Mountains |
| Mgmt. Company: | |
| Complex / Subdiv: | The Perch |
| Services Connected: | Community |
| Legal: | STRATA LOT 35, PLAN EPS5210, SECTION 9, TOWNSHIP 26, 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 V |
| Amenities: | None |
| Site Influences: | Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Other - See Remarks,Pantry,Security - Roughed In,Vacuum - Roughed In |
| Bylaw Restrict: | Pets Allowed w/Rest. |
| Listing Broker(s): | Royal LePage Northstar Realty (S. Surrey) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|-------------|
| Main | Great Room | 18' x 13'6" | Above | Bedroom | 13' x 11' |
| Main | Dining Room | 14' x 10' | Above | Bedroom | 13' x 10' |
| Main | Kitchen | 14' x 9' | Above | Bedroom | 11' x 9'6" |
| Main | Pantry | 5' x 5' | Above | Flex Room | 13'6" x 12' |
| Main | Foyer | 7' x 7' | Bsmt | Recreation Room | 18' x 13' |
| Above | Primary Bedroom | 15'6" x 13' | Bsmt | Games Room | 19' x 14' |

| | | | | | | |
|--------------------------------|------------|---------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 921 sqft | # Of Rooms: | 12 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,297 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 4 | Yes |
| Finished Floor (Bsmt): | 921 sqft | Suite: | None,Other | Above | 4 | No |
| Finished Floor (Total): | 3,139 sqft | Crawl/Bsmt Height: | | Bsmt | 4 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 3,139 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

"The Perch!" Exciting new Gated Community and Best Value in the highly sought after Promontory neighborhood. All homes having Magnificent, Sweeping Valley and Mountain views of the surrounding Chilliwack area. Spectacular!! The "Majestic" has 4 Bedrooms and 4 Bathrooms .Daylight Basement on this home. The Primary bedroom with Spa Style Ensuite , Walk in Closet. Boasts a gourmet chef inspired kitchen with high end Stainless Steel appliances . Fully Finished Basement. 10 Year Home Warranty! All of this in a Bare Land Gated Community. Move in Today!!