

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	35.00	<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	4,451.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	SBR-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,819.68
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	78.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-687-245

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

<b>View:</b>	Yes : Valley and Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	The Perch
<b>Services Connected:</b>	Community
<b>Legal:</b>	STRATA LOT 34, 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
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Other - See Remarks,Security - Roughed In,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18' x 13'6"	Above	Bedroom	11' x 11'
Main	Dining Room	14' x 10'	Above	Bedroom	11' x 10'
Main	Laundry	14' x 9'	Above	Bedroom	10'6" x 10'
Main	Foyer	8' x 7'	Above	Flex Room	12' x 10'
Main	Pantry	5' x 5'	Bsmt	Recreation Room	18' x 12'
Above	Primary Bedroom	13'6" x 13'	Bsmt	Games Room	19' x 14'

<b>Finished Floor (Main):</b>	899 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,305 sqft	<b># Of Kitchens:</b>	0	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	899 sqft	<b>Suite:</b>	None,Other	Above	4	No
<b>Finished Floor (Total):</b>	3,103 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,103 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>	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!!