## 24 6262 REXFORD DRIVE CHILLIWACK

Promontory, V2R 6B4

<b>Residential Detached</b>
\$1,095,000 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 2024	ļ.
Frontage (ft):	35.00	Bathrooms:	4	Age:	0	
ot Area: (sq.ft.)	4,451.00	Full Baths:	3	Zoning:	SBR	-3
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,8	19.68
lear Yard Exp:		Maint. Fee:	78.00	For Tax Year:	2023	
/iew:	Yes			P.I.D.:		687-245
tyle of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered	: 2	
construction:	Frame - Wood		Covered Parking:	2		
xterior:	Mixed		Parking Access:			
oundation:			Parking:	Add. Parking Avai	I.,Garage; Double	9
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Electric		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Electric,Forced Air,Nat	tural Gas	Property Disc:	No		
outdoor Area:	Patio(s) & Deck(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Mixed		Fixtures Rmvd:	No		
/Igmt. Company: Complex / Subdiv:	Yes : Valley and Moun The Perch Community	lians				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth	IT ENTITLEMENT OF THE STI ation Nearby,Shopping Nearby	RATA LOT AS SHOWN O	N FORM V	INTEREST IN TH
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lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions	IT ENTITLEMENT OF THE STI ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor	RATA LOT AS SHÓWN O ughed In,Vacuum - Roug Type	N FORM V hed In Dimen	sions 1'
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above	RATA LOT AS SHÓWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom	N FORM V hed In Dimen 11' x 1	<b>sions</b> 1' 0'
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Str Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10'	IT ENTITLEMENT OF THE STI ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above	RATA LOT AS SHÓWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom Bedroom	N FORM V hed In Dimen 11' x 1 11' x 10	<b>sions</b> 1' 0' 10'
Igmt. Company: complex / Subdiv: services Connected: egal: amenities: site Influences: eatures: sylaw Restric: isting Broker(s): loor lain lain lain	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Ste Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10' 14' x 9' 8' x 7'	IT ENTITLEMENT OF THE STI ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Above	RATA LOT AS SHÓWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom Bedroom Bedroom	N FORM V hed In <u>Dimen</u> : 11' x 10 10'6 x <sup>-</sup>	<b>sions</b> 1' 0' 10' 0'
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry Foyer	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth car Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10' 14' x 9'	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Above Above	RATA LOT AS SHOWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom Bedroom Bedroom Flex Room	N FORM V hed In 11' x 1' 11' x 10 10'6 x <sup>-</sup> 12' x 10	<b>sions</b> 1' 0' 10' 0' 2'
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry Foyer Pantry	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10' 14' x 9' 8' x 7' 5' x 5'	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Bsmt	RATA LOT AS SHOWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom Bedroom Bedroom Flex Room Recreation Room	N FORM V hed In 11' x 1' 11' x 10 10'6 x 1 12' x 10 18' x 12	<b>sions</b> 1' 0' 10' 0' 2'
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain bove	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry Foyer Pantry	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10' 14' x 9' 8' x 7' 5' x 5'	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Bsmt	RATA LOT AS SHOWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom Bedroom Bedroom Flex Room Recreation Room	N FORM V hed In 11' x 1' 11' x 10 10'6 x 1 12' x 10 18' x 12	<b>sions</b> 1' 0' 10' 0' 2'
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain bove	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry Foyer Pantry Primary Bedroom	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10' 14' x 9' 8' x 7' 5' x 5' 13'6 x 13'	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Bsmt Bsmt	RATA LOT AS SHOWN O ughed In, Vacuum - Roug <b>Type</b> Bedroom Bedroom Bedroom Flex Room Recreation Room Games Room	N FORM V hed In 11' x 1 11' x 10 10'6 x 12' x 10 18' x 12 19' x 14	<b>sions</b> 1' 0' 10' 2' 4'
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain bove nished Floor (Main): nished Floor (Above):	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry Foyer Pantry Primary Bedroom	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' × 13'6 14' × 10' 14' × 9' 8' × 7' 5' × 5' 13'6 × 13' # Of Rooms:	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Bsmt Bsmt 12	RATA LOT AS SHOWN O ughed In, Vacuum - Roug Type Bedroom Bedroom Bedroom Flex Room Recreation Room Games Room	N FORM V hed In 11' x 1 11' x 10 10'6 x 12' x 10 18' x 12 19' x 14 # of Pieces	sions 1' 0' 10' 2' 4' Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain bove inished Floor (Main): inished Floor (Below):	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst Type Great Room Dining Room Laundry Foyer Pantry Primary Bedroom 899 sqft 1,305 sqft	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' × 13'6 14' × 10' 14' × 9' 8' × 7' 5' × 5' 13'6 × 13' # Of Rooms: # Of Kitchens:	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Bsmt Bsmt 12 0	RATA LOT AS SHOWN O ughed In, Vacuum - Roug Type Bedroom Bedroom Bedroom Flex Room Recreation Room Games Room Bathroom Floor Main	N FORM V hed In 11' x 1 11' x 10 10'6 x 12' x 10 18' x 12 19' x 14 <b># of Pieces</b> 2	sions 1' 0' 10' 0' 2' 4' <b>Ensuite?</b> No
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain bove inished Floor (Main): inished Floor (Below): inished Floor (Bsmt):	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry Foyer Pantry Primary Bedroom	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10' 14' x 10' 14' x 9' 8' x 7' 5' x 5' 13'6 x 13' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Bsmt Bsmt 12 0 3	RATA LOT AS SHOWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom Bedroom Bedroom Flex Room Recreation Room Games Room <b>Bathroom Floor</b> Main Above	N FORM V hed In 11' x 1 11' x 10 10'6 x 12' x 10 18' x 12 19' x 14 <b># of Pieces</b> 2 3	sions 1' 0' 10' 2' 4' <b>Ensuite?</b> No Yes
Agmt. Company: Complex / Subdiv: Services Connected: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Iloor Main Main Main Main Main Main Main Main	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry Foyer Pantry Primary Bedroom 899 sqft 1,305 sqft 0 sqft 899 sqft 3,103 sqft	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10' 14' x 9' 8' x 7' 5' x 5' 13'6 x 13' # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Above Above Above Bsmt Bsmt 12 0 3 None,Other	RATA LOT AS SHOWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom Bedroom Bedroom Flex Room Recreation Room Games Room <b>Bathroom Floor</b> Main Above Above	N FORM V hed In 11' x 1' 11' x 10 10'6 x 1 12' x 10 18' x 12 19' x 14 <b># of Pieces</b> 2 3 4	sions 1' 0' 10' 2' 4' <b>Ensuite?</b> No Yes No
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Fioor Main M	The Perch Community STRATA LOT 34, PLA COMMON PROPERT None Central Location,Gate CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Northst <b>Type</b> Great Room Dining Room Laundry Foyer Pantry Primary Bedroom 899 sqft 1,305 sqft 0 sqft 899 sqft	N EPS5210, SECTION 9, TOWN Y IN PROPORTION TO THE UN d Complex,Private Setting,Recre ve/DW,Garage Door Opener,Oth ar Realty (S. Surrey) Dimensions 18' x 13'6 14' x 10' 14' x 10' 14' x 9' 8' x 7' 5' x 5' 13'6 x 13' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	IT ENTITLEMENT OF THE ST ation Nearby,Shopping Nearby er - See Remarks,Security - Ro Floor Above Above Above Bsmt Bsmt 12 0 3	RATA LOT AS SHOWN O ughed In,Vacuum - Roug <b>Type</b> Bedroom Bedroom Bedroom Flex Room Recreation Room Games Room <b>Bathroom Floor</b> Main Above Above	N FORM V hed In 11' x 1' 11' x 10 10'6 x 1 12' x 10 18' x 12 19' x 14 <b># of Pieces</b> 2 3 4	sions 1' 0' 10' 2' 4' <b>Ensuite?</b> No Yes No

"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!!

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