

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	4	Age:	17
Lot Area:		Full Baths:	3	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,550.18
Rear Yard Exp:		Maint. Fee:	430.83	For Tax Year:	2023
View:	Yes			P.I.D.:	027-100-642

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

View:	Yes : MOUNTAINS, VALLEY & GREENBELT
Mgmt. Company:	HOMELIFE ADVANTAGE REALTY - 604-858-7368
Complex / Subdiv:	MAPLE HILLS
Services Connected:	Community,Electricity,Natural Gas
Legal:	STRATA LOT 140, PLAN LMS1735, DISTRICT LOT 269, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 270, 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
Amenities:	Air Cond./Central,Club House,In Suite Laundry
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby,Treed
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 9'6	Above	Laundry	6'3 x 6'6
Main	Living Room	16'0 x 15'0	Above	Walk-In Closet	8'0 x 7'5
Main	Foyer	6'0 x 4'6	Bsmt	Bedroom	13'9 x 9'5
Main	Dining Room	9'9 x 9'6	Bsmt	Storage	8'10 x 6'7
Above	Primary Bedroom	15'9 x 12'7	Bsmt	Family Room	15'8 x 16'0
Above	Bedroom	12'1 x 9'9			
Above	Bedroom	13'10 x 12'7			

Finished Floor (Main):	712 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	989 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	715 sqft	# Of Levels:	3	Bsmt	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	2,416 sqft	Basement:	Fully Finished,Separate Entry	Above	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,416 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome home ! Maple Hills one of Chilliwack's finest with views that are expansive and panoramic of Mountains, Valley and Greenbelt. This 2 story corner with basement home boasts 4 bedrooms and 3.5 bathrooms and over 2400 sq feet with double garage! Your main floor has big foyer, powder room, dining and living room and a beautiful kitchen with island and SS appliances. Bonus Balcony off the living room that has the most incredible Views! Upstairs has 3 bedrooms and 2 washrooms including a huge primary with nice ensuite and walk-in closet. Walk out basement is a huge selling feature, with big family room, bedroom, storage, bathroom and a walkout patio again with amazing views! Built in Vacuum & work bench in garage are a bonus! Close to shops, restaurants & More! MUST SEE! 10/10