

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area:		Full Baths:	2	Zoning:	R5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,298.66
Rear Yard Exp:		Maint. Fee:	478.15	For Tax Year:	2023
View:	No			P.I.D.:	014-133-555

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	19 - Total Units in Strata: 19
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	CORNERSTONE PARK REALTY
Complex / Subdiv:	CHILLIWACK/WEST
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 8, PLAN NWS3003, NEW WESTMINSTER LAND DISTRICT, DIVISION A, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 9'2			
Main	Dining Room	11' x 14'1			
Main	Living Room	12'11 x 16'1			
Main	Primary Bedroom	11'9 x 17'1			
Main	Bedroom	11'6 x 11'5			
Main	Eating Area	9'2 x 5'1			

Finished Floor (Main):	1,202 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,202 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,202 sqft	# Of Pets:				

Discover your ideal sanctuary with this immaculate 1202sqf 2 bed 2 bath comer unit. Meticulously cared for by its owner over many years, this residence boasts a kitchen adorned with solid oak cabinets and a bright breakfast nook that flows seamlessly into the living and dining areas, bathed in natural light from panoramic windows. Cozy up on cool evenings beside the gas f/p, with gas incl. in strata fees. Recent upgrades include a newer walk-in shower, H2O tank &dishwasher, ensuring immediate move-in readiness. Situated just outside the vibrant 1881 DISTRICT, enjoy unparalleled convenience with walking access to groceries, restaurants, a rec center, schools public transit, and a short drive to HWY 1. All ages welcome. No pets. This gem won't last long, call today for your private viewing!