

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R5
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,299.01
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	308.62	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-454-429

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	Total: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Evergreen Estates
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 19, PLAN LMS1072, DISTRICT LOT 335, 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 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Elevator,In Suite Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Fireplace Insert,Stove
<b>Bylaw Restrict:</b>	Pets Not Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'8 x 4'8	Main	Patio	16'5 x 4'8
Main	Dining Room	9'11 x 12'1			
Main	Kitchen	8'11 x 9'			
Main	Bedroom	10'4 x 11'2			
Main	Living Room	11'1 x 13'4			
Main	Primary Bedroom	10'11 x 12'10			
Main	Walk-In Closet	4'11 x 4'1			

<b>Finished Floor (Main):</b>	894 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	894 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	894 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

TOP FLOOR CORNER UNIT! Welcome home to this cozy 2-bedroom, 1-bath condo in a prime Chilliwack location. Recently renovated, this top-floor corner unit features a new oven, extractor, kitchen cupboards, and new flooring throughout. Enjoy panoramic views from your private balcony, and relax by the gas fireplace in the living room. Conveniently located close to schools with a bus stop right in front of the property. Great first home to get on the property ladder, Book your viewing today!