

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R6
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,215.88
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	374.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-370-020

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground, Open
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 228
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Mixed, Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	Dwell Property Management - 604-821-2999
<b>Complex / Subdiv:</b>	THE NEWMARK
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 63, PLAN BCS2700, 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; DIVISION E
<b>Amenities:</b>	Elevator, In Suite Laundry, Playground, Storage, Wheelchair Access
<b>Site Influences:</b>	Central Location, Recreation Nearby, Shopping Nearby
<b>Features:</b>	Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Refrigerator, Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 12'8			
Main	Kitchen	8'0 x 9'1			
Main	Dining Room	11'2 x 5'3			
Main	Primary Bedroom	10'6 x 12'0			
Main	Patio	10'5 x 6'1			
Main	Foyer	5'2 x 4'2			

<b>Finished Floor (Main):</b>	589 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	589 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	589 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to The Newmark, where convenience meets comfort. This unit offers secured underground parking, in-suite laundry, a children's playground, and wheelchair accessibility. Enjoy 10' ceilings and stunning mountain views. The Newmark is within walking distance of the vibrant District 1881 shopping area, schools, Chilliwack Hospital, shops, pubs, and transit. Perfect for seniors, young families, and investors, this location offers a steady stream of prospective tenants. Chilliwack is booming with new stores, restaurants, hiking trails, rivers, and lakes to explore, making The Newmark an exceptional living experience in a thriving community.