

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	19
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,931.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	461.09	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	026-581-426

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	46 - Total Units in Strata: 46
<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	HomeLife Advantage - 604-858-7368
<b>Complex / Subdiv:</b>	THE MAPLES
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 23, PLAN BCS1586, DISTRICT LOT 338, GROUP 2, 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
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 5'1	Bsmt	Recreation Room	29'5 x 12'5
Main	Living Room	17'9 x 11'1	Bsmt	Utility	20'7 x 4'9
Main	Dining Room	10'6 x 10'9			
Main	Kitchen	10'3 x 7'11			
Main	Laundry	8' x 4'11			
Above	Primary Bedroom	22'2 x 13'5			
Above	Bedroom	14'1 x 11'7			

<b>Finished Floor (Main):</b>	723 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	960 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	536 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	2,219 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,219 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

WOW!! This home is a \*10\*! This sunny, beautifully renovated with all NEW EVERYTHING - kitchen cabinets, SS appliances, quartz counters, vinyl plank flooring, lighting, hot water tank (2019), carpet upstairs, bathrooms - all you need to do is move in! Customized bedrooms upstairs with 2 massive bedrooms, both with ensuites and walk-in closets. Bonus rec room in the basement which could be a 3rd bedroom. Fully enclosed fenced yard, perfect for the furry family members - no size restriction! Close to all levels of schools in one of the best catchments in Chilliwack. Shopping and transit nearby. EVENING OPEN HOUSE WEDNESDAY AUG 28 @ 6-730PM - COME ON BY!