

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	53
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R5
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,070.48
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	435.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	001-066-463

<b>Style of Home:</b>	2 Storey w/Bsmt.,End Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 42
<b># of Fireplaces:</b>	0 - Fuel:	<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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	SELF MANAGED
<b>Complex / Subdiv:</b>	PARKSIDE GARDENS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 1, PLAN NWS54, DISTRICT LOT 256, 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 1
<b>Amenities:</b>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'3 x 7'	Above	Primary Bedroom	14'11 x 11'7
Main	Living Room	9'6 x 11'5	Above	Bedroom	15'10 x 9'5
Main	Dining Room	7'8 x 11'6	Bsmt	Bedroom	16'8 x 10'10
Main	Eating Area	8'11 x 7'6	Bsmt	Den	17'2 x 6'10
Main	Foyer	3'7 x 6'10	Bsmt	Laundry	10'5 x 7'7
Main	Patio	12'10 x 6'4			
Main	Patio	7'6 x 7'10			

<b>Finished Floor (Main):</b>	519 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	555 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>	519 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,593 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,593 sqft	<b># Of Pets:</b>	2 - Cats: Yes			

Move right in to this gorgeously updated and immaculately kept 3 bed and den, 2 bath, END UNIT townhome! You'll be instantly charmed as you step inside! Lovely bright kitchen with beautiful quartz countertops, new backsplash, new waterproof laminate flooring throughout, new and modern light fixtures, new appliances. Bathrooms all updated with quality finishing. This unit is SO lovely, with tons of natural light, and almost 1600 sq. ft! Extend your living outdoors to 2 covered decks and back yard! Close to schools, shopping, restaurants, leisure center, hospital, and more. Across the street from popular Townsend park. In a lovely family friendly neighbourhood, yet minutes to freeway for easy commuting. Come and check out what Chilliwack has to offer!