

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,676.17
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	339.95	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	011-806-591

<b>Style of Home:</b>	1 Storey,Ground Level 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
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	4 - Total Units in Strata: 4
<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	CORNERSTONE PARK REALTY - 604-791-1440
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 3, PLAN NWS2831, 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, DIV F
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'4 x 5'9			
Main	Kitchen	9'1 x 9'3			
Main	Dining Room	12'11 x 10'4			
Main	Primary Bedroom	10'9 x 13'2			
Main	Bedroom	9'11 x 11'			
Main	Utility	5'9 x 8'8			
Main	Patio	12'10 x 12'3			

<b>Finished Floor (Main):</b>	957 sqft	<b># Of Rooms:</b>	7	<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>	957 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	957 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Open House September 7th from 1pm - 3pm GREAT OPPORTUNITY to own a single level townhouse with only 4 units in the complex! Conveniently located next to Chilliwack Middle School, across from Chilliwack Senior Secondary School. Close enough to walk to downtown and do some shopping at District 1881 with all the new shops and restaurants, yet far enough away that you can enjoy the peace and quiet and tranquility that this home has to offer. This home has been extremely well cared for, the appliances are all newer. Great neighbors and low maintenance fees makes for easy living!