

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	3	Age:	17
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,776.06
Rear Yard Exp View:		Maint. Fee:	363.89	For Tax Year:	2024
				P.I.D.:	027-281-493

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 7, PLAN BCS2606, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, & SEC 8; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: None

Site Influences:

Features:

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 21'11	Above	Bedroom	8'5 x 11'6
Main	Kitchen	8'1 x 10'2	Below	Bedroom	9'6 x 13'7
Main	Dining Room	9'3 x 10'2	Below	Foyer	4'3 x 4'11
Main	Pantry	5'3 x 2'10			
Above	Primary Bedroom	11'0 x 14'11			
Above	Walk-In Closet	5'11 x 5'10			
Above	Bedroom	8'7 x 9'10			

Finished Floor (Main):	605 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	655 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	319 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Below	2	No
Finished Floor (Total):	1,579 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,579 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:	2 -			

Welcome home to this nicely updated 4 bed/3 bath townhome in the lovely Cobblestone Terrace! You can't beat this location backing onto greenspace with direct access to trails and minutes away from some of Chilliwack's most popular hiking spots. Updates include newer countertops, SS appliances, & flooring. Spacious open concept main floor complete with convenient pantry and eating bar/kitchen island, perfect for families and entertaining. Upstairs there are 3 large bedrooms incl. the primary bedroom with ensuite and WIC. The basement has a 4th bedroom or den space opening up to the patio and private fenced back yard. Well run strata with 2 pets allowed (no size restriction). Call today to see if this is the one you've been waiting for!