

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R5
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,568.33
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	248.23	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-904-319

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<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>	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>	Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	HomeLife Advantage Prop Mgmt
<b>Complex / Subdiv:</b>	The Robson
<b>Services Connected:</b>	Community, Sanitary Sewer
<b>Legal:</b>	STRATA LOT 30, PLAN EPS8526, NEW WESTMINSTER LAND DISTRICT, DIV B; 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>	In Suite Laundry, Playground, Storage, Wheelchair Access
<b>Site Influences:</b>	Central Location
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed, Rentals Allowed
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'4 x 10'9			
Main	Laundry	5'9 x 5'0			
Main	Dining Room	10'4 x 8'3			
Main	Living Room	9'9 x 10'0			
Main	Primary Bedroom	9'10 x 12'9			
Main	Walk-In Closet	5'0 x 4'6			
Main	Bedroom	10'0 x 9'6			

<b>Finished Floor (Main):</b>	742 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	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsm):</b>	0 sqft	<b>Crawl/Bsm Height:</b>				
<b>Finished Floor (Total):</b>	742 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	742 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to The Robson, where modern city living meets historical charm. Just steps from Chilliwack's revitalized City Centre this 2-bed, 2-bath condo is perfectly versatile, with its compact open concept and accessibility-adaptable floor plan. Upscale finishes and designer accents include luxury vinyl plank flooring, quartz countertops throughout, modern high gloss cabinets and stainless steel appliances, 2 parking stalls and storage locker. Let's make The Robson your next home or investment. Call today to view...don't miss out!