

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area:		Full Baths:	2	Zoning:	R5
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$260.00
Rear Yard Exp:	Southeast	Maint. Fee:	260.00	For Tax Year:	2024
View:				P.I.D.:	700-000-650

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	143 - Total Units in Strata: 203
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

View:

Mgmt. Company: Bryan Pemberton - 604-791-1479

Complex / Subdiv: Cottonwood Retirement Village

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

Legal: LEASE LT 121, PARCEL 1, DL 260 & 906, GP 2, NWD, REF PL 87030

Amenities: Air Cond./Central,Club House,Garden,In Suite Laundry

Site Influences: Adult Oriented,Central Location,Paved Road,Retirement Community,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Windows - Thermo

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed

Listing Broker(s): RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'11 x 7'10	Main	Laundry	6'5 x 11'3
Main	Eating Area	10'1 x 7'10	Main	Storage	11'8 x 4'3
Main	Kitchen	9'10 x 7'10			
Main	Dining Room	10'11 x 12'2			
Main	Living Room	12'2 x 12'2			
Main	Bedroom	12'3 x 9'9			
Main	Primary Bedroom	12'7 x 13'			

Finished Floor (Main):	1,098 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,098 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	0			
Grand Total:	1,098 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Cottonwood Retirement Village, one of Chilliwack's most established & preferred retirement communities. Lease-hold Interest w/lease expiring 2039. Age Restricted to 55+. Active Club House w/tons of activities. Care-free living w/maint. fee of only \$260./month that covers water, sewer, garbage removal, recycling, lawn care, property taxes & exterior building maintenance. This unit is one of the few & most sought-after plans that have an attached single garage w/garage door opener & separate storage room in the back. Offers 2 bdrms & 2 full baths, large living room w/gas fireplace & patio access, adjoining formal dining room. Bright, galley-style kitchen with eating area. 2nd bdrm makes a perfect den w/blt-in desk & storage. Home backs onto greenspace & school field. Central A/C. View today!