

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	38
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM2
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,778.66
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	300.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	003-410-382

<b>Style of Home:</b>	2 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stucco,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	18
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mt. Cheam
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 12, PLAN NWS2378, DISTRICT LOT 19, YALE DIV OF YALE 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
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'6 x 5'6	Above	Flex Room	9'4 x 8'2
Main	Kitchen	10'6 x 7'5			
Main	Dining Room	11'0 x 9'4			
Main	Living Room	10'1 x 11'4			
Main	Laundry	9'8 x 6'1			
Above	Primary Bedroom	10'4 x 14'5			
Above	Bedroom	9'4 x 9'11			

<b>Finished Floor (Main):</b>	580 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	566 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,146 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,146 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Fantastic opportunity to get into the market or downsize with this affordable 2-bedroom plus flex room (could be 3rd bedroom), 2-bathroom END UNIT townhouse with mountain views from the front and back! Lovely spacious feel in interior: galley kitchen leads to bright living room with vaulted ceilings; sliding door leads out to fenced yard with patio area featuring picture-perfect vistas of Mt Cheam & small grass area perfect for pets. On the upper level, enjoy your morning coffee or sundowner on deck off master looking out to the Cheam mountains. Unit is situated at the quiet end of this well-managed complex with no age restrictions & low strata fees. Walking distance to shopping, restaurants, parks & schools in the quaint community of Agassiz; 10 mins to Harrison & 20 mins to Chilliwack.