

<b>Depth/Size (ft):</b>	140.33	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>	41.85	<b>Bathrooms:</b>	5	<b>Age:</b>	1
<b>Lot Area: (sq.ft.)</b>	5,872.98	<b>Full Baths:</b>	5	<b>Zoning:</b>	CD1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,452.01
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	106.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-804-078

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<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,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Panoramic views of the valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	GOLDSRING HEIGHTS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	STRATA LOT 40, PLAN EPS4415, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	In Suite Laundry,Independent living
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Coldwell Banker Universe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	20' x 15'	Above	Bedroom	12'6 x 14'6
Main	Dining Room	12'6 x 13'6	Above	Bedroom	12'6 x 12'
Main	Kitchen	16' x 13'	Bsmt	Living Room	12'10 x 14'10
Main	Bedroom	12'6 x 12'6	Bsmt	Kitchen	6' x 13'10
Main	Pantry	7'11 x 6'10	Bsmt	Bedroom	10' x 10'
Above	Primary Bedroom	14' x 18'	Bsmt	Bedroom	10' x 11'
Above	Walk-In Closet	5'8 x 11'10			

<b>Finished Floor (Main):</b>	1,245 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,193 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	920 sqft	<b>Suite:</b>	Legal Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	3,358 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry	Bsmt	4	No
<b>Grand Total:</b>	3,358 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Wow! New gated subdivision GOLDSRING HEIGHTS available in the prime area of Chilliwack has stunning home fully air conditioned of 6 bedrooms plus 5 full washrooms offering 3400 sqft covered area. This has Great Room with Deck Area(21'0x5'6) & dining room plus spacious modern kitchen with large island for enjoying food with the family together. The master bedroom has large walk in closet plus large windows for enjoying views of mountains in the morning time. This property has walk out legal suite of 2 bedrooms for helping mortgage payments. Don't miss out on the best views in the valley!