

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

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Panoramic views of the valley
Mgmt. Company:	
Complex / Subdiv:	GOLDSRING HEIGHTS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	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
Amenities:	In Suite Laundry,Independent living
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	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			

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

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. This house is lying vacant for quick possession. Don't miss out on the best views in the valley! NO GST.....