## **46438 FERGUSON PLACE CHILLIWACK**

Promontory, V2R 5L6

**Residential Detached** \$1,033,000 (LP)

Depth/Size (ft	t):	irreg	Bedrooms:	2	1	Approx. Year Bu	ilt: 199	96
Frontage (ft):	:	59.00	Bathrooms:	: 3	3	Age:	29	
Lot Area: (sq.	.ft.)	7,405.00	Full Baths:	3	3	Zoning:	SR	l
Flood Plain:		No	Half Baths:	(	)	Gross Taxes:	\$3,	,881.77
Rear Yard Exp	p:	South				For Tax Year:	202	24
View:		Yes				P.I.D.:	023	3-475-692
				r	Parking:	Total: 6 - Covered	4. 0	
Style of Home Construction		2 Storey,Basement Entry Frame - Wood			Covered Parking:	2	J: 2	
Exterior:		Vinyl			Parking Access:	2 Front		
Foundation:		Villyi			Parking:	Garage; Double,0	Open	
Rain Screen:					-ocker:	Calage, Double,	Open	
Renovations:					Jnits in Dev:			
# of Fireplace		1 - Fuel: Natural Gas			Distance to:			
Water Supply		City/Municipal			Fitle to Land:	Freehold NonStra	ata	
Fuel/Heating:		Forced Air,Natural Gas			Property Disc:	Yes		
Outdoor Area		Balcony(s),Balcny(s) Patie	n(s) Dek(s) Patio(a)		PAD Rental:	100		
Type of Roof:		Asphalt	J(3) DUN(3), FallU(S)		Fixtures Leased:	No		
Floor Finish:		Laminate,Wall/Wall/Mixed			Fixtures Rmvd:	No		
			•					
				1				
View:		Yes : Mountains						
Mgmt. Compa		Yes : Mountains						
Mgmt. Compa Complex / Su	ubdiv:							
Mgmt. Compa Complex / Su Services Con	ubdiv:	Electricity,Natural Gas,Sa						
Mgmt. Compa Complex / Su Services Con Legal:	ubdiv:	Electricity,Natural Gas,Sa LOT 20, PLAN LMP2874			WESTMINSTER LAND	DISTRICT		
Mgmt. Compa Complex / Su Services Con Legal: Amenities:	ubdiv: nnected:	Electricity,Natural Gas,Sa			WESTMINSTER LAND	DISTRICT		
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Mgmt. Compa Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke	ubdiv: nnected: es: c: er(s): Type Kitchen Eating Area	Electricity,Natural Gas,Sa LOT 20, PLAN LMP2874 In Suite Laundry ClthWsh/Dryr/Frdg/Stve/I RE/MAX Nyda Realty Inc Dimensions 10'5 x 9'11 12'3 x 8'0	7, SECTION 5, TOW	VNSHIP 26, NEW V	Dimensions	Floor		
Mgmt. Compa Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main	ubdiv: nnected: es: c: er(s): Type Kitchen	Electricity,Natural Gas,Sa LOT 20, PLAN LMP2874 In Suite Laundry ClthWsh/Dryr/Frdg/Stve/I RE/MAX Nyda Realty Inc Dimensions 10'5 x 9'11 12'3 x 8'0	7, SECTION 5, TOW	VNSHIP 26, NEW V Type Bedroom	Dimensions 10'3 x 9'9	Floor		
Mgmt. Compa Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main	ubdiv: nnected: es: c: er(s): Type Kitchen Eating Area	Electricity,Natural Gas,Sa LOT 20, PLAN LMP2874 In Suite Laundry ClthWsh/Dryr/Frdg/Stve/I RE/MAX Nyda Realty Inc Dimensions 10'5 x 9'11 12'3 x 8'0 m 8'4 x 13'5	7, SECTION 5, TOW	VNSHIP 26, NEW V Type Bedroom Bedroom Den	<b>Dimensions</b> 10'3 x 9'9 10'9 x 8'2 11'11 x 17' om 12'4 x 19'11	Floor		
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PERFECT PROMONTORY FAMILY HOME! Versatile, roomy 4-BDRM-plus-den home with great views and great yard, convenient to Promontory Heights Elementary School and Promontory marketplace. 2024 updates include kitchen cabinetry, counters, appliances, flooring, and paint. Fantastic large deck to entertain and enjoy the sunshine. You'll feel at home as soon as you step inside!

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