

R2477765
Townhouse

39 5469 CHINOOK STREET
Chilliwack
Vedder S Watson-Promontory
V2R 0T5

Residential Attached
\$569,999 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2013**
 Bedrooms: **3** Age: **7**
 Lot Area: Bathrooms: **3** Zoning: **CD-21**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,440.85**
 Rear Yard: Half Baths: **1** For Tax Year: **2019**
 Exp: Maint. Fee: **\$198.00** P.I.D.: **029-245-770**
 Mgmt. Co's Name: **Homelife Property Management**
 View:
 Complex / Subdiv: **RIVERWALK**
 Services Connected: **Electricity,Natural Gas,Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed,Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes**
 Floor Finish: **Laminate,Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Snow removal,Water**
 Legal: **STRATA LOT 26, PLAN EPS1247, SECTION 2, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRI**
 Amenities: **In Suite Laundry**
 Site Influences: **Central Location,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dry/Frdg/Stv e/DW,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'6"	Bsmt	Recreation Room	15'2' x 14'			x
Main	Kitchen	11'6' x 11'			x			x
Main	Dining Room	13' x 9'10"			x			x
Main	Pantry	5'4' x 3'			x			x
Main	Den	9'8' x 8'			x			x
Above	Master Bedroom	13' x 12'2"			x			x
Above	Walk-In Closet	6' x 5'			x			x
Above	Bedroom	12' x 9'			x			x
Above	Bedroom	10'2' x 8'9"			x			x
		x			x			

Finished Floor (Main):	784	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	776	Crawl/Bsmt. Height:			1	Above	4	No
Finished Floor (Below):	0	Restricted Age:			2			No
Finished Floor (Basement):	455	# of Pets: Cats: Dogs:			3			No
Finished Floor (Total):	2,015 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.			5	Above	4	Yes
Grand Total:	2,015 sq. ft.	Basement: Fully Finished,Part			6			No
					7			No
					8			No

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck Wy)**

LOCATION, LOCATION, LOCATION!! Welcome to RIVERWALK in Lindy's Crossing! This 3 level townhome boasts 2000 sq.ft - 3 BDRMS/ 2 BATHS up, den on the main floor. In the basement you'll find the 3rd BATH and your DREAM MAN CAVE with extensive quality finishings - CUSTOM door, coffered ceilings, built in bar .. and the list goes on! Beautiful open concept main floor with large kitchen/dining and living room, stunning white kitchen, quartz counters, SS appliances, crown moulding and updated light fixtures all throughout. Fully fenced yard with walking path DIRECTLY BEHIND, perfect for entertaining or catching the evening sunsets! Centrally located, close to Vedder River, Parks, Schools, Shopping, UFV, Library, Rec Center and Dining ! Call today before it's GONE!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.