R2769713
Townhouse

41 8413 MIDTOWN WAY CHILLIWACK

Chilliwack Proper South, V2P 0G7

Residential Attached
$639,900 (LP)

Depth/Size (ft):		**Bedrooms:**	3	**Approx. Year Built:**	2018
Frontage (ft):		**Bathrooms:**	4	**Age:**	5
Lot Area:		**Full Baths:**	2	**Zoning:**	R4-A
Flood Plain:	Yes	**Half Baths:**	2	**Gross Taxes:**	$2,350.36
Rear Yard Exp:		**Maint. Fee:**	225.00	**For Tax Year:**	2022
View:	Yes			**P.I.D.:**	030-399-572

Style of Home:	3 Storey	**Parking:**	Total: 2 - Covered: 1
Construction:	Frame - Wood	**Covered Parking:**	1
Exterior:	Fibre Cement Board,Mixed,Vinyl	**Parking Access:**	Front
Foundation:		**Parking:**	Add. Parking Avail.,Garage; Single,Visitor Parking
Rain Screen:		**Locker:**	
Renovations:		**Units in Dev:**	125 - Total Units in Strata: 125
# of Fireplaces:	- Fuel:	**Distance to:**	
Water Supply:	City/Municipal	**Title to Land:**	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	**Property Disc:**	Yes
Outdoor Area:	Patio(s) & Deck(s)	**PAD Rental:**	
Type of Roof:	Asphalt,Torch-On	**Fixtures Leased:**	No
Floor Finish:	Laminate,Tile,Carpet	**Fixtures Rmvd:**	Yes

View:	Yes : Mountain Range
Mgmt. Company:	Homelife Advantage Realty
Complex / Subdiv:	Midtown 1
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 41, PLAN EPS4450, DISTRICT LOT 257, GROUP 2, NEW WESTMINSTER LAND DIS
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm
Bylaw Restric:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	12'3 x 12'8			
Above	Bedroom	8'9 x 13'			
Above	Bedroom	9'3 x 9'			
Main	Living Room	11'9 x 12'8			
Main	Kitchen	11'3 x 13'1			
Main	Dining Room	13'9 x 10'2			
Below	Recreation Room	11'9 x 12'2			

Finished Floor (Main):	684 sqft	**# Of Rooms:**	7	**Bathroom Floor**	**# of Pieces**	**Ensuite?**
Finished Floor (Above):	716 sqft	**# Of Kitchens:**	1	Above	3	Yes
Finished Floor (Below):	360 sqft	**# Of Levels:**	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	**Crawl/Bsmt Height:**		Main	2	No
Finished Floor (Total):	1,760 sqft	**Basement:**	None	Below	2	No
Unfinished Floor:	0 sqft	**# or % of Rentals Allowed:**				
Grand Total:	1,760 sqft	**# Of Pets:**	2 - Cats: Yes, Dogs: Yes			

Welcome to your modern townhouse, conveniently located in the heart of town! This beautiful 3-bed, 4-bath home boasts 1760 sq.ft of spacious living, making it the perfect place for your family to call home. As you step inside, you'll be immediately impressed by the large size and modern finishes throughout. This home is loaded with features that will make your life easier and more comfortable. The fenced backyard is perfect for your pup, while the hot water on-demand and natural gas furnace ensure you'll always have the comfort you need. Convenience is at your doorstep with the community playground just steps away. Plus, you'll never be far from your caffeine fix with Starbucks right around the corner. When it's time to hit the road, you're just minutes away from Highway 1. Book Today!

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