

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	4	Age:	16
Lot Area:		Full Baths:	3	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,937.21
Rear Yard Exp:		Maint. Fee:	500.00	For Tax Year:	2023
View:	Yes			P.I.D.:	027-458-318

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : Panoramic Valley Views
Mgmt. Company:	HomeLife Advantage
Complex / Subdiv:	Retriever Ridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 10, PLAN BCS2721, SECTION 27, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Garden,In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 17'1	Below	Media Room	19'6 x 18'10
Main	Dining Room	10'8 x 12'	Below	Bedroom	11'2 x 12'1
Main	Kitchen	12'8 x 10'3	Below	Office	15'5 x 11'1
Main	Primary Bedroom	14'5 x 13'1	Bsmt	Bedroom	15'8 x 12'8
Main	Walk-In Closet	4' x 13'1	Bsmt	Family Room	20'6 x 12'9
Main	Pantry	5'7 x 5'5			
Below	Living Room	15'5 x 16'11			

Finished Floor (Main):	1,263 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,589 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	691 sqft	Crawl/Bsmt Height:		Below	4	No
Finished Floor (Total):	3,543 sqft	Basement:	Full	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	3,543 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Breathtaking panoramic views of the majestic Fraser River, cityscape, and mountains; capturing the Fraser valley's beauty from every level of your home. This 3 Bedroom 4 Bath 3,543 Sqft Rancher with walkout basement is located in one of the most sought after complex's in Chilliwack! Modern finishes, gas stove and fireplaces, vaulted ceilings, double car garage, hot tub, ample parking space, no age restrictions, pet-friendly. You need to see this place in person! Book your private showing today! Open House Saturday December 23rd 1-3pm.