

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	3	Age:	17
Lot Area:		Full Baths:	2	Zoning:	R1A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,768.06
Rear Yard Exp:		Maint. Fee:	435.86	For Tax Year:	2022
View:	Yes			P.I.D.:	026-738-376

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural,Wood	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	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Panoramic Valley & Mountain
Mgmt. Company:	Homelife Advantage
Complex / Subdiv:	Maple Hills
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 124, PLAN LMS1735, DISTRICT LOT 269/270, GROUP 2, 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 1
Amenities:	Air Cond./Central
Site Influences:	Gated Complex
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'11	Bsmt	Den	16'8 x 11'8
Main	Kitchen	15'3 x 8'4	Bsmt	Storage	18'1 x 10'10
Main	Dining Room	20'10 x 10'10			
Main	Primary Bedroom	20'1 x 11'0			
Main	Laundry	9'5 x 4'7			
Bsmt	Family Room	19'2 x 24'6			
Bsmt	Bedroom	12'10 x 14'5			

Finished Floor (Main):	1,255 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	1,241 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Finished Floor (Total):	2,496 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,496 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Fantastic RANCHER w/bsmt townhome on Chilliwack Mtn. with amazing PANORAMIC VIEWS of the valley & mountains as far as the eye can see. 2400 + sq ft of living space with primary bedroom on the main floor, great room concept with vaulted ceiling and floor to ceiling windows to enjoy the views. Kitchen with gas range, large island and granite counter tops is perfect to entertain family & friends. The lower floor has another bedroom, den/office, large family room, full bath and storage room. There are decks on all levels and views from both floors, double car garage and room for two additional parking spots in front, loads of visitor parking throughout, RV parking available and a gate for additional privacy. 5mins to Hwy # 1. Pets and rentals allowed.