

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	40.87	<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	4,259.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	SBR-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,796.22
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	83.69	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-687-636

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	74
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Valley & Mountain
<b>Mgmt. Company:</b>	HomeLife Advantage Realty - 604-858-7368
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 73, PLAN EPS5210, SECTION 9, TOWNSHIP 26, 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
<b>Amenities:</b>	None
<b>Site Influences:</b>	Cul-de-Sac,Gated Complex,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security - Roughed In,Sprinkler - Fire,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	17' x 15'	Above	Bedroom	11' x 9'
Main	Dining Room	12' x 10'6	Above	Bedroom	11'6 x 9'
Main	Kitchen	11'6 x 11'	Bsmt	Recreation Room	22'6 x 11'
Main	Den	11' x 9'6	Bsmt	Flex Room	11' x 9'
Above	Primary Bedroom	15' x 15'			

<b>Finished Floor (Main):</b>	931 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	833 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	587 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,351 sqft	<b>Basement:</b>	Full,Fully Finished	Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,351 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

"The Perch!" Exciting new Gated Community and Best Value in the highly sought after Promontory neighborhood. All homes having Magnificent, Soaring Valley and Mountain views of the surrounding Chilliwack area. The "Eagles Nest" has 3 Bedrooms and 4 Bathrooms .The Primary bedroom with Spa Style Ensuite , Walk in Closet. Boasts a gourmet chef inspired kitchen with high end Stainless Steel appliances . Fully Finished Basement. 10 Year Home Warranty! All of this in a Bare Land Gated Community. Ready to move in! Open Sat. 1 to 4 . Feb. 24