

<b>Depth/Size (ft):</b>	92	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>	42.00	<b>Bathrooms:</b>	2	<b>Age:</b>	30
<b>Lot Area: (sq.ft.)</b>	3,918.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RSV3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,600.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	160.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	902-004-634

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	First Nations Lease
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Promontory Lake Estates
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 137 CLSR 74927 TZEACHTEN IR #13
<b>Amenities:</b>	Air Cond./Central,Club House,In Suite Laundry,Recreation Center,Wheelchair Access
<b>Site Influences:</b>	Adult Oriented,Central Location,Gated Complex,Private Setting,Retirement Community,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 14'5	Main	Bedroom	13'5 x 9'0
Main	Dining Room	11'3 x 10'9	Main	Foyer	3'11 x 6'8
Main	Kitchen	9'9 x 10'1			
Main	Eating Area	9'9 x 11'10			
Main	Primary Bedroom	13'4 x 13'1			
Main	Office	8'1 x 10'1			
Main	Laundry	4'9 x 6'5			

<b>Finished Floor (Main):</b>	1,377 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,377 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,377 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Located in one of Chilliwack's most popular 45+ Gated Communities, Promontory Lake Estates. This 1,397 sq. ft. rancher has lots to offer. This open concept 2 bedroom, 2 bath plus den features CENTRAL AIR, vaulted ceiling, gas fireplace. Spacious living room, formal dining room and eating nook. Nice sized covered patio opens into a very private fenced yard. Close to shopping & the Rotary Trail. Enjoy the safety of a gated community & an active club house. The perfect lock and leave lifestyle! This home has a NEW ROOF, HOT WATER TANK AND FURNACE. BRAND NEW STAINLESS APPLIANCES AND NEW PAINT!!! All that's left to do is move in!