

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

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

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

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