504 45750 KEITH WILSON ROAD CHILLIWACK

Vedder Crossing, V2R 0X3

Residential Attached
\$579,900 (LP)

		i.		1		
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui		4
Frontage (ft):		Bathrooms:	2	Age:	10	
Lot Area:		Full Baths:	2	Zoning:	CD1	
Flood Plain:	No	Half Baths:	0	Gross Taxes:		52.33
Rear Yard Exp:		Maint. Fee:	358.18	For Tax Year:	2023	
View:	Yes			P.I.D.:	903-	-020-504
Style of Home:	Penthouse		Parking:	Total: 1 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Fibre Cement Board,W	Vood	Parking Access:			
Foundation:			Parking:	Garage; Undergro	ound	
Rain Screen:			Locker:			
Renovations:			Units in Dev:	131 - Total Units ir	n Strata: 50	
# of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
Water Supply:	City/Municipal		Title to Land:	First Nations Lease		
Fuel/Heating:	Baseboard,Heat Pump	o	Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Laminate		Fixtures Rmvd:	No		
View: Mgmt. Company:	Yes : Mountain Homelife Advantage					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Homelife Advantage Englewood Courtyard Electricity,Natural Gas UNIT 36 WITHIN LOT Club House,Guest Sui Adult Oriented,Gated Air Conditioning,ClthW	Sanitary Sewer 247-1 CLSR 103928 TZEACHTEN IR ite,In Suite Laundry Complex Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allwd w/Rest				
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Seator (Main): Finished Floor (Main): Finished Floor (Above):	Homelife Advantage Englewood Courtyard Electricity,Natural Gas UNIT 36 WITHIN LOT Club House,Guest Sui Adult Oriented,Gated G Air Conditioning,ClthW Age Restrictions,Pets Pathway Executives R Type Living Room Dining Room Kitchen Laundry Den Primary Bedroom Bedroom 1,080 sqft 0 sqft	s,Sanitary Sewer 247-1 CLSR 103928 TZEACHTEN IR ite,In Suite Laundry Complex Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allwd w/Rest tealty Inc. Dimensions 10'7 x 15' 11'8 x 10' 10'8 x 9' 6' x 8' 11'9 x 7'4 10'5 x 12' 8'6 x 15'4 # Of Rooms: # Of Kitchens:	Floor 7	Bathroom Floor Main	# of Pieces 4	Ensuite? No
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PENTHOUSE NORTH FACING WITH INCREDIBLE MOUNTAIN VIEWS. This 5th Floor Condo has 2 bedrooms, 2 bathrooms and a den. Main area has 12 FT ceilings, transom windows in living for optimal light and postcard views from the covered patio, gas fireplace, gas BBQ hookup and A/C. Amenities include guest suites, RV Parking & Clubhouse. Englewood Courtyard is a Premium Adult Gated Community within walking distance to nature walks, Garrison Crossing, and shopping. Age 45+, pet and people friendly, Englewood has it all! Extra parking available for sale through the developer.

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