

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R5
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,734.27
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	304.71	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-700-515

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt, Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	HOMELIFE ADVANTAGE
<b>Complex / Subdiv:</b>	Key Point Villas
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 33, PLAN LMS117, DISTRICT LOT 259, 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
<b>Amenities:</b>	Guest Suite
<b>Site Influences:</b>	Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 12'			
Main	Kitchen	11' x 9'			
Main	Eating Area	10' x 8'			
Main	Primary Bedroom	13' x 15'			
Main	Bedroom	11' x 11'			
Main	Foyer	7'8 x 4'4			

<b>Finished Floor (Main):</b>	970 sqft	<b># Of Rooms:</b>	6	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	970 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	970 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

A GREAT FIND! This ground level (no stairs!) 2 Bedroom / 1 Bath (cheater ensuite) townhome in sought after Key Point Villas needs to be seen. Previously \$35,000 was spent in upgrades that include new vinyl plank flooring, paint throughout, Complete new kitchen, light fixtures, S/S appliances, Water to fridge and the list goes on. Hot Water tank 1 year old plus newer Heavy Duty Washer/Dryer. Come see this cozy home that has no neighbors behind and is Located in walking distance to the new Chilliwack Mall, restaurants & Evans elementary school. 970 sq.ft. layout with added storage in the 3'6" crawl space and exterior storage out on the newly built deck. A MUST SEE!