

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2002
Frontage (ft):	38.00	Bathrooms:	3	Age:	22
Lot Area (sq.ft.):	5,663.00	Full Baths:	3	Zoning:	R4
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,983.52
Rear Yard Exp:		Maint. Fee:	160.00	For Tax Year:	2023
View:	Yes			P.I.D.:	024-667-251

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 15
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain view
Mgmt. Company:	
Complex / Subdiv:	Vista Ridge
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 9, PLAN LMS4072, DISTRICT LOT 275, 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 OR V, AS APPROPRIATE
Amenities:	Air Cond./Central,Workshop Attached
Site Influences:	Adult Oriented,Gated Complex
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 13'7	Bsmt	Bedroom	12'10 x 13'0
Main	Kitchen	12'6 x 12'8	Bsmt	Bedroom	12'8 x 14'3
Main	Dining Room	17'5 x 8'8	Bsmt	Family Room	21'3 x 19'8
Main	Laundry	7'8 x 8'7	Bsmt	Storage	19'8 x 13'8
Main	Den	13'0 x 10'11			
Main	Primary Bedroom	13'0 x 12'7			
Main	Walk-In Closet	8'9 x 4'4			

Finished Floor (Main):	1,416 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,391 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	2,807 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,807 sqft	Beds In Bsmt:	2 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to Vista Ridge! This beautiful rancher w/basement has 3 bed, 3 bath plus a den. House is just over 2800sqft. It is situated in sought-after Chilliwack Mountain! Adult oriented (55+), gated community. This turn-key home has many updates: fresh paint, flooring, kitchen cabinets/backsplash/countertops and bathrooms. The kitchen bodes s/s appliances and has plenty of counterspace! Sit outside with a glass of vino under the covered deck and enjoy the view of the Mount Cheam in your newly fenced backyard. Bare land strata\$160 a month! Call today for your private viewing.