

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	3	Age:	17
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,513.04
Rear Yard Exp:		Maint. Fee:	436.66	For Tax Year:	2023
View:	Yes			P.I.D.:	027-014-142

Style of Home:	Reverse 2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Other,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : CHILLIWACK MOUNTAIN
Mgmt. Company:	HomeLife Advantage Realty - 604-858-7368
Complex / Subdiv:	PARK SIDE
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 16, PLAN BCS2171, DISTRICT LOT 341, 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 V
Amenities:	None
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Pantry
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 18'8	Above	Bedroom	10'10 x 9'4
Main	Kitchen	11'6 x 8'8	Above	Laundry	4'9 x 7'11
Main	Dining Room	9'4 x 11'10	Bsmt	Recreation Room	13'3 x 19'2
Main	Den	9'2 x 9'9			
Above	Primary Bedroom	13'3 x 14'9			
Above	Walk-In Closet	4'10 x 5'4			
Above	Bedroom	11'11 x 9'5			

Finished Floor (Main):	789 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	740 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	361 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	2	No
Finished Floor (Total):	1,890 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,890 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this charming end unit nestled in a family-friendly complex. Boasting 1890 sq ft of space, this home offers ample room for your family and furry friends with 3 bedrooms plus den/office and 3 bathrooms. Deck off of the kitchen and covered walk out patio from flex room. Outside you can enjoy your fenced yard or park your vehicles with ease in the double garage. Nearby, a playground awaits for hours of fun. The well-maintained complex features beautifully landscaped surroundings, adding to the appeal of the neighborhood. Inside, discover a spacious kitchen complete with a large island, pantry, and maple cabinets. Conveniently located close to transit, restaurants, shopping, District 1881 & recreational activities, this home offers both comfort and convenience. Book your viewing!