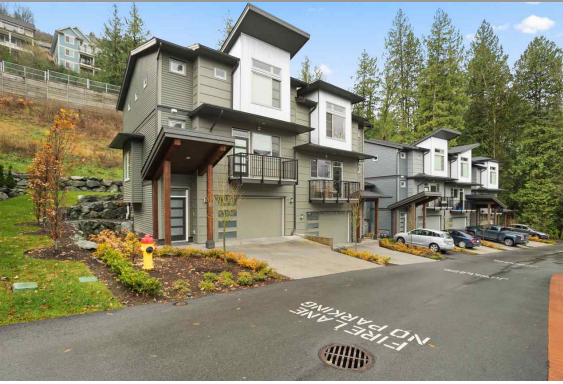


Active
R2524435
 Board: H, Attached
 Townhouse

18 43680 CHILLIWACK MOUNTAIN ROAD

Chilliwack
 Chilliwack Mountain
 V2R 6A6

\$549,900 (LP)
 (SP)



DOM: **1** List Date: **12/18/2020** Expiry Date: **6/30/2021**
 Prev. Price: **\$0** Original Price: **\$549,900** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **2018**
 Depth/Size: Frontage (metres): Age: **2**
 Sq. Footage: **0.00** Bedrooms: **3** Zoning: **R4**
 Flood Plain: **No** Bathrooms: **3** Gross Taxes: **\$2,576.28**
 Exposure: Full Baths: **2** For Tax Year: **2020**
 If new, GST/HST inc?: **No** Half Baths: **1** Tax Inc. Utilities?: **No**
 P.I.D.: **030-642-108** Council Apprv?: Maint. Fee: **\$185.82**
 View: **Yes: MOUNTAINS** Tour: **Virtual Tour URL**
 Mgmt. Co's Name: Mgmt. Co #:
 Complex / Subdiv: **REFLECTIONS AT CEDAR SKY**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking
Exterior: Mixed	Locker:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Rain Screen:	Dist. to School Bus:
Renovations:	Units in Development:
Water Supply: City/Municipal	Reno. Year:
Fireplace Fuel: Gas - Natural	R.I. Plumbing:
Fuel/Heating: Forced Air, Natural Gas	R.I. Fireplaces:
Outdoor Area: Balcny(s) Patio(s) Dck(s)	# of Fireplaces: 1
Type of Roof: Fibreglass	Metered Water:
	Title to Land: Freehold Strata
	Seller's Interest: Registered Owner
	Property Disc.: Yes:
	Fixtures Leased: :
	Fixtures Rmvd: Yes: COAT HANGER AT FRONT DOOR
	Floor Finish: Mixed

Maint Fee Inc: **Gardening, Management**
 Legal: **STRATA LOT 18, PLAN EPS5159, 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**
 Amenities: **None**
 Site Influences:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'3 x 10'6			x			x
Main	Dining Room	15'9 x 9'6			x			x
Main	Great Room	15'3 x 12'			x			x
Above	Master Bedroom	12'3 x 14'9			x			x
Above	Bedroom	10'6 x 11'6			x			x
Above	Bedroom	10'6 x 11'6			x			x
Below	Recreation	15'6 x 10'9			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 705	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 750	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 395	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total): 1,850 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Door Ht:
Grand Total: 1,850 sq. ft.	Basement: Fully Finished			6				
				7				
				8				

List Broker 1: **RE/MAX Treeland Realty - Office: 604-533-3491** List Broker 2: **RE/MAX Treeland Realty - Office: 604-533-3491**
 List Desig Agt 1: **Donavon Ash - Cell: 778-751-4447** **donavon@elevationrealestate.ca** Appointments: **Touchbase**
 List Desig Agt 2: **Joel Schacter - Phone: 604-290-2939** 3: **Tyler Schacter - PREC** Call: **DONAVON ASH**
 Sell Broker 1: Phone: **778-751-4447**
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** R ARTEMENKO, A ARTEMENKO**
 Commission: **3.22% 1ST \$100,000/1.15% BAL **COMMISSION PAYABLE UPON PHYSICAL INTRO TO THE PROPERTY****
 Occupancy: **Owner**

Realtor Remarks: **Measurement by realtor. Buyer to verify room measurements if deemed important. LR unavailable Sundays. All touchbases/calls received after 6pm Saturday will be returned the following Monday. Please include Team Disclosure in Offer (see associated documents).**

Reflections at Cedar Sky! Immaculate 3 bedroom, 3 bathroom townhome located on scenic Chilliwack Mountain. One of the only Duplex style end units in the complex! With 1850 sq.ft. you have room for everyone! This home features an open concept main floor w/ 9 ft. ceilings, central air conditioning, gas fireplace, stainless steel appliances including an upgraded gas stove, stone counters & large island. The back yard is right off the main floor allowing you to enjoy seamless indoor/outdoor living which is perfect for entertaining in the summer months with your gas bbq hookup on your back patio! Master bedroom is stunning with is high, vaulted ceilings, generous walk-in closet & ensuite with dual undermount sinks and a large shower. Also has a double car garage and full driveway!