



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

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Active
R2563860
Board: H
Apartment/Condo

1206 45650 MCINTOSH DRIVE

Chilliwack
Chilliwack W Young-Well
V2P 6Y5

Residential Attached

\$179,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$189,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1977
Depth / Size (ft.):	Bedrooms: 2	Age: 44
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: R6
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,042.96
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$334.97	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-511-700
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: Yes: Mountains		
Complex / Subdiv: Phoenixdale		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Corner Unit	Total Parking: Covered Parking	Parking Access:
Construction: Frame - Wood	Parking: Visitor Parking	Locker:
Exterior: Vinyl	Dist. to Public Transit: Nearby	Dist. to School Bus: Nearby
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:
Rain Screen:	Title to Land: Freehold Strata	
Renovations:	Property Disc.: No	
Water Supply: City/Municipal	Fixtures Leased: :	
Fireplace Fuel:	Fixtures Rmvd: :	
Fuel/Heating: Baseboard, Electric	Floor Finish: Laminate, Wall/Wall/Mixed	
Outdoor Area: Balcony(s)		
Type of Roof: Tar & Gravel		

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**

Legal: **STRATA LOT 42, PLAN NWS723, DISTRICT LOT 27, 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; & DL 114**

Amenities: **In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Kitchen	8'5' x 8'			x			x
Main	Dining Room	9' x 8'5'			x			x
Main	Master Bedroom	15' x 10'			x			x
Main	Bedroom	14' x 10'			x			x
Main	Storage	4' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,082	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age: 19+			2			No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total): 1,082 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 1,082 sq. ft.				7			No	
				8			No	

Listing Broker(s): **Royal LePage - Wolstencroft**

Don't miss out on this AMAZING OPPORTUNITY! 2 bedroom condo in a great central location in Chilliwack. Northeast corner unit with large covered balcony overlooking green space, with stunning mountain views. Spacious rooms and lots of storage. Age restricted (+19), no rentals. LOTS OF POTENTIAL in this starter home!



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Active **11A 46354 BROOKS AVENUE** Residential Attached
R2571324 Chilliwack **\$349,900 (LP)**
 Board: H Chilliwack E Young-Yale (SP)



Sold Date: Frontage (feet): Original Price: **\$379,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1987**
 Depth / Size (ft.): Bedrooms: **2** Age: **34**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **R3**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,441.52**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$205.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **006-709-818**
 Mgmt. Co's Name: **SELF MANAGED** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: **Yes: MOUNTAIN**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Brick, Vinyl			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Electric, Radiant	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Patio(s)		Floor Finish: Hardwood, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Sewer, Water**
 Legal: **STRATA LOT 7, PLAN NWS2522, DISTRICT LOT 342, 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**
 Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 21'2			x			x
Main	Dining Room	11'5 x 8'11			x			x
Main	Kitchen	11'6 x 8'8			x			x
Main	Eating Area	11'6 x 7'3			x			x
Main	Family Room	11'6 x 8'5			x			x
Main	Master Bedroom	11'4 x 15'6			x			x
Main	Bedroom	11'4 x 8'9			x			x
Main	Storage	13'11 x 8'1			x			x
					x			x
					x			x

Finished Floor (Main): 1,186	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age: 45+			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,186 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,186 sq. ft.				7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale, 2 bedroom end unit on ground floor, hardwood floors and tiles in kitchen and bathroom, crown moldings, gas fireplace 1.5 baths. Covered patio area, adult 45+ complex. showings by appointment June 19 from 1 to 3