



Presented by:

**Matt Thiessen**

HomeLife Glenayre Rlty.Co.Ltd.

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**Active**  
**R2062176**Board: H  
Townhouse**13 1175 7TH AVENUE**Hope  
Hope Center  
VOX 1L4

Residential Attached

**\$239,900** (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Approval Req?: **No**

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View:

**No :**Complex / Subdiv: **RIVERWYND**Services Connected: **Electricity, Natural Gas, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Maint. Fee: **\$233.62**Original Price: **\$249,900**Approx. Year Built: **2008**Age: **8**Zoning: **RM1**Gross Taxes: **\$2,405.57**For Tax Year: **2015**Tax Inc. Utilities?: **No**P.I.D.: **027-954-790**

Tour:

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone, Vinyl**  
Foundation: **Concrete Perimeter**Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**Locker: **N**  
Dist. to School Bus:  
Total Units in Strata:Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:Maint Fee Inc: **Management, Sewer, Water**  
Legal: **PL KAS3511 LT 13 LD 59**Amenities: **Club House, In Suite Laundry**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 12'3			x			x
Main	Eating Area	7'11 x 11'8			x			x
Main	Kitchen	10'9 x 11'8			x			x
Main	Laundry	8' x 5'			x			x
Main	Foyer	14'10 x 5'5			x			x
Above	Bedroom	13'1 x 11'9			x			x
Above	Bedroom	11'9 x 13'6			x			x
Above	Master Bedroom	13'9 x 11'7			x			x
Above	Walk-In Closet	8' x 5'8			x			x
		x			x			x

Finished Floor (Main): **709**  
Finished Floor (Above): **774**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,483 sq. ft.**Unfinished Floor: **0**  
Grand Total: **1,483 sq. ft.**# of Rooms: **9** # of Kitchens: **1** # of Levels: **2**  
Crawl/Bsmt. Height:  
Restricted Age:  
# of Pets: Cats: **Y** Dogs: **Y**  
# or % of Rentals Allowed:  
Bylaw Restrict: **Rentals Allwd w/Restrctns**Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	4	Yes
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:Listing Broker(s): **RE/MAX Bob Plowright Realty****Welcome to Riverwynd, a family oriented townhome development. Featuring 3 bedrooms up, 2.5 bathrooms and almost 1,500 sq.ft. of living space, this affordable home is fantastic for the young family or first time buyer. Gas fireplace, double garage and a private, fenced backyard area for the pet or children. Located within walking distance to the Recreation Centre and Public Library, just minutes from shopping and restaurants. Value like this never lasts long. call for your private tour today.**



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**Active**  
**R2079172**Board: H  
Townhouse**132 8590 SUNRISE DRIVE**Chilliwack  
Chilliwack Mountain  
V2R 3Z4

Residential Attached

**\$314,000** (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**

Approval Req?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **HOMELIFE**

Mgmt. Co's Phone:

View:

**Yes: VALLEY**Complex / Subdiv: **MAPLE HILLS**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$190.00**Original Price: **\$314,000**Approx. Year Built: **2007**Age: **9**Zoning: **SCR2**Gross Taxes: **\$2,061.16**For Tax Year: **2015**Tax Inc. Utilities?: **No**P.I.D.: **026-905-311**

Tour:

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: Covered Parking: **1**  
 Parking: **Garage; Single**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:  
 Units in Development: **141**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Court Ordered Sale**  
 Property Disc.: **No**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Management**  
 Legal: **PL LMS1735 LT 132 LD 36**

Amenities: **Club House**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 16'6			x			x
Main	Kitchen	11'1 x 9'6			x			x
Main	Dining Room	10'2 x 15'8			x			x
Main	Master Bedroom	15' x 13'			x			x
Below	Bedroom	11'4 x 12'8			x			x
Below	Bedroom	12'4 x 9'8			x			x
Below	Laundry	6' x 5'			x			x
Below	Utility	6' x 5'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **1,024**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **536**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,560 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **1,560 sq. ft.**

# of Rooms: **8** # of Kitchens: **1** # of Levels: **2**  
 Crawl/Bsmt. Height:  
 Restricted Age:  
 # of Pets: Cats: Dogs:  
 # or % of Rentals Allowed:  
 Bylaw Restrict: **Rentals Not Allowed**

Basement: **Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	4	No
3			
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Century 21 Creekside Realty****Great 3 bedroom townhouse in Maple Hills. Bright, open layout with large kitchen and big windows to take in the valley views.**