



Presented by:  
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**kw ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2440006**

Board: H  
Townhouse

**108 51096 FALLS COURT**

Chilliwack  
Eastern Hillside  
V4Z 1K7

Residential Attached

**\$698,800** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$698,800</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2006</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>OR3</b>
Flood Plain: <b>No</b>	Full Baths: <b>3</b>	Gross Taxes: <b>\$4,181.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$390.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>026-744-643</b>
Mgmt. Co's Name: <b>HOMELIFE</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View:	<b>Yes: GOLF COURSE, VALLEY, MOUNTAINS</b>	
Complex / Subdiv:	<b>VISTA GREEN @ THE FALLS</b>	
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type:	<b>Sanitation</b>	

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>5</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Visitor Parking</b>		
Exterior: <b>Mixed, Vinyl</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	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: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	# of Fireplaces: <b>2</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Floor Finish: <b>Laminate, Mixed</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Gardening, Management, Other, Sewer, Snow removal, Water**  
 Legal: **STRATA LOT 8, PLAN BCS1955, SECTION 21/28, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**  
 Amenities: **Swirlpool/Hot Tub**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'6 x 8'7	Below	Storage	10' x 5'3			x
Main	Great Room	15'1 x 17'5	Below	Bedroom	19' x 9'7			x
Main	Kitchen	16' x 13'7	Below	Walk-In Closet	5'1 x 4'7			x
Main	Dining Room	15'6 x 8'9	Below	Master Bedroom	19'3 x 13'7			x
Main	Flex Room	14'7 x 9'2	Below	Walk-In Closet	10'9 x 8'9			x
Main	Pantry	9'2 x 8'2			x			x
Main	Mud Room	8'8 x 7'3			x			x
Main	Bedroom	14'3 x 12'5			x			x
Below	Den	14'3 x 11'4			x			x
Below	Laundry	13' x 7'2			x			x

Finished Floor (Main):	<b>1,576</b>	# of Rooms: <b>15</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,556</b>	Restricted Age:			2	Below	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Below	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,132 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished, Separate Entry</b>			6				
Grand Total:	<b>3,132 sq. ft.</b>				7				
					8				

Listing Broker(s): **Royal LePage Preferred Realty**

**Golfer's Paradise~ Backs right onto fairways!! Magnificent valley & mountain views. The main floor has a beautiful open floor plan with high ceilings, & windows that overlook the golf course and beyond. Gourmet kitchen has centre island, and walk in pantry. Adjacent dining room & great room step out to large covered sundeck. There is also a den on the main. The lower level has 3 large bedroom. Fantastic master bedroom is impressive complete with reading nook, huge ensuite and a natural gas fireplace, you'll love walking right from your bedroom to a private hot tub! Garage will accommodate 2 cars & golf cart. Exceptional value & wonderful lifestyle!**