



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

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Mixed, 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.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas	# of Fireplaces: 2	Fixtures Rmvd: No	
Outdoor Area: Patio(s) & Deck(s)		Floor Finish: Laminate, Mixed	
Type of Roof: Asphalt			

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