



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 Sutton Grp-West Coast Realty

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**Active**  
**R2145187**

Board: H  
 Apartment/Condo

**206 45504 MCINTOSH DRIVE**

Chilliwack  
 Chilliwack W Young-Well  
 V2P 7Y8

Residential Attached

**\$149,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$149,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1993**  
 Depth / Size (ft.): Bedrooms: **2** Age: **24**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **R5**  
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$990.63**  
 Approval Req?: Half Baths: **1** For Tax Year: **2016**  
 Exposure: **West** Maint. Fee: **\$250.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **018-331-220**  
 Tour:  
 Mgmt. Co's Name: **TEAMWORKS PPTY MGMT**  
 Mgmt. Co's Phone: **604-854-1734**  
 View: **Yes: MOUNTAINS**  
 Complex / Subdiv: **VISTA VIEW**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Corner Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single, Open, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: SOLD IN "AS IS" CONDITION**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management**  
 Legal: **PL LMS954 LT 19 LD 36 DISTRICT LOT 27/114, GROUP 2, 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 APPROPRIATE.**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'10"			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	9'3 x 9'			x			x
Main	Master Bedroom	11'8 x 13'			x			x
Main	Bedroom	10'4 x 9'4"			x			x
Main	Laundry	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,015</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>N</b>	Dogs: <b>Y</b>	3	Main			Pool:
Finished Floor (Total):	<b>1,015 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,015 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)**

**FORECLOSURE!! All offers subject to court approval. "Vista View" 2 bedroom, 2 bath, bright corner unit with views of the park and mountains. 2 balconies, 2 parking, gas fireplace and insuite laundry. Overlooking Meadowbrook Park and sports fields for UFV. Freshly painted and new laminate floors.**