



Presented by: P.A. 'Doc' Livingston PREC*

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Active R2508635 Board: H Apartment/Condo	1301 45650 MCINTOSH DRIVE Chilliwack Chilliwack W Young-Well V2P 6Y5	Residential Attached \$124,000 (LP) (SP)																																																																																																			
	Sold Date: _____ Frontage (feet): _____ Original Price: \$148,900 Meas. Type: Feet Frontage (metres): _____ Approx. Year Built: 1974 Depth / Size (ft.): _____ Bedrooms: 1 Age: 47 Lot Area (sq.ft.): 0.00 Bathrooms: 1 Zoning: R6 Flood Plain: Yes Full Baths: 1 Gross Taxes: \$802.09 Council Apprv?: No Half Baths: 0 For Tax Year: 2019 Exposure: _____ Maint. Fee: \$221.36 Tax Inc. Utilities?: No If new, GST/HST inc?: _____ P.I.D.: 001-511-904 Mgmt. Co's Name: HOMELIFE Tour: _____ Mgmt. Co's Phone: _____ View: No Complex / Subdiv: PHOENIXDALE 1 Services Connected: Electricity, Storm Sewer, Water Sewer Type: City/Municipal																																																																																																				
	Style of Home: Inside Unit, Rancher/Bungalow Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Rain Screen: No Renovations: _____ Water Supply: City/Municipal Fireplace Fuel: None Fuel/Heating: Baseboard Outdoor Area: Balcony(s) Type of Roof: Torch-On																																																																																																				
	Total Parking: _____ Covered Parking: _____ Parking Access: Side Locker: _____ Dist. to Public Transit: _____ Units in Development: _____ Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Mixed																																																																																																				
	Maint Fee Inc: Garbage Pickup Legal: STRATA LOT 61, PLAN NWS723, DISTRICT LOT 114, 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: Elevator																																																																																																				
	Site Influences: Adult Oriented, Recreation Nearby, Shopping Nearby Features: _____																																																																																																				
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Listing Broker(s): RE/MAX Nyda Realty Inc.																																																																																																					
Centrally located, this 1-bedroom condo, with a some elbow grease and some updating this unit would be a great starter home. Convenient location close to shopping and services. Transit is located just a block away. Comes with 1 secure under building parking space! Put your dollars to work for you, rather than for someone else. Ready for quick possession.																																																																																																					