

106 - 45604 Brett Avenue • Chilliwack



Presented by:
Lois Knott
 HomeLife Advantage Realty Ltd
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Active
R2630084
 Board: H
 Apartment/Condo

106 45604 BRETT AVENUE
 Chilliwack
 Chilliwack W Young-Well
 V2P 1N9

Residential Attached
\$359,900 (LP)
 (SP) **M**

Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$359,900**
 Meas. Type: Bedrooms: **2** Apprx. Year Built: **1989**
 Frontage(feet): Bathrooms: **2** Age: **32**
 Frontage(metres): Full Baths: **2** Zoning: **R5**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,296.20**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **Yes** P.I.D.: **014-133-474** Tax Inc. Utilities?: **No**
 View: **Yes : MOUNTAINS** Tour:
 Complex / Subdiv: **HAWTHORNE PARK**
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Other, Stucco**
 Foundation: **Concrete Slab**

Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Gas - Natural** Metered Water:
 Fuel/Heating: **Baseboard, Electric, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **ONE BLOCK** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 7, PLAN NWS3003, 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; DIVISION A**

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

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): 1,188	Units in Development:	Tot Units in Strata: 19	Locker: Yes
Finished Floor (Above): 0	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: HOMELIFE PROPERTY MANAGEMENT	Mgmt. Co's #: 604-858-7368	
Finished Floor (Below): 0	Maint Fee: \$372.74	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal, Water		
Finished Floor (Total): 1,188 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,188 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Not Allowed, Rentals Not Allowed		
Suite: None	Restricted Age: 45+	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'7 x 15'			x	1	Main	3	Yes
Main	Kitchen	18'2 x 9'5			x	2	Main	4	No
Main	Dining Room	11' x 9'			x	3			
Main	Master Bedroom	11'3 x 17'			x	4			
Main	Bedroom	14'4 x 10'			x	5			
Main	Laundry	7' x 6'			x	6			
		x			x	7			
		x			x	8			



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Please contact Lois Knott, 604-819-5899, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



HomeLife Advantage Realty Ltd.
 8387 Young Road Chilliwack, BC V2P 4N8
 604-795-2955



Details



2

Property Type:

Condo



2

Style:

End Unit

Year Built:

1989

Living Area:

1,188 sq. ft.

Strata Maint. Fee:

\$372.74

Taxes:

\$1,296.20

Lovely Spacious End Unit!

This lovely spacious corner end unit condo is 1188 sq ft and shows like a 10. Offers 2 good size bedrooms or 1 bedroom/den/office, 2 updated bathrooms, master bedroom is spacious with a 3piece ensuite and walk-in closet. Has a formal living and dining room with cozy gas fireplace. You'll enjoy the updated kitchen, its bright, spacious with separate eating area and has pretty views. There are many newer updates, SS appliances, flooring, LED light fixtures, granite countertops, back splash, taps/sinks, toilets, blinds, paint and more! Move in ready! Hawthorne Park offers secure under-building parking, storage locker, friendly neighbours and visitor parking. Monthly strata fee \$372.74. No pets or rentals. Age restriction 45+. Super location/shopping/Drs/hospital & quick possession if needed!

