

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,909.62
Rear Yard Exp:		Maint. Fee:	286.91	For Tax Year:	2023
View:	No			P.I.D.:	026-798-565

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Obsidian Property Management - 604-757-3151
Complex / Subdiv:	Westwood
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 33, PLAN BCS2009, SECTION 20, TOWNSHIP 16, 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 V
Amenities:	Elevator,In Suite Laundry
Site Influences:	Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 15'9			
Main	Dining Room	7' x 11'9			
Main	Kitchen	10' x 9'10			
Main	Primary Bedroom	11'5 x 11'3			
Main	Bedroom	11' x 10'5			
Main	Storage	6'6 x 6'10			

Finished Floor (Main):	980 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	980 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	980 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

1st time home buyers, this is for you. This nice and bright corner unit is located in Central Abbotsford. Very spacious condo with 2 bedrooms and 2 bathrooms has open concept living room with extra windows throughout. There is a well-designed kitchen with shaker cabinets, granite counters, and a large island. Crown moulding, good size bedrooms, full-size laundry provides extra storage space. 1 parking spot underground, plenty of visitor parking available. Amenity Room can easily be rented for small family gatherings. 2 pets allowed with restriction. Call for more information.