

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,007.74
Rear Yard Exp:	North	Maint. Fee:	455.19	For Tax Year:	2023
View:	Yes			P.I.D.:	030-630-401

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	278 - Total Units in Strata: 278
# 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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : facing north
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	LA GALLERIA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 211, PLAN EPS3792, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 15'6			
Main	Kitchen	11'2 x 9'2			
Main	Den	7'2 x 10'2			
Main	Primary Bedroom	10'3 x 16'10			
Main	Bedroom	11'6 x 10'			
Main	Walk-In Closet	8'3 x 5'2			
Main	Foyer	7'3 x 5'7			

Finished Floor (Main):	1,120 sqft	# Of Rooms:	7	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):	1,120 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,120 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

LUXURY CORNER UNIT with loads of square footage and TWO PARKING SPACES. La Galleria is the ultimate apartment building in Abbotsford. Luxury features throughout, including: air-conditioning, stone counter tops, stainless appliances (including gas stove), luxury vinyl plank flooring, heated bathroom floors, fog-free mirrors and our personal favorite; a 244sqft GLASS-ENCLOSED SOLARIUM which can be used year round! Natural light galore, with windows in multiple directions. Best storage lockers on the market; metal roll-up door located right behind your parking space and with a power source. Exercise center right in your building, and just steps or short minutes from everything else!