

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RHR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,824.88
Rear Yard Exp:		Maint. Fee:	580.30	For Tax Year:	2024
View:	Yes			P.I.D.:	023-273-801

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

View:	Yes : Mount Baker
Mgmt. Company:	Quay Pacific Property Mgmt - 604-521-0876
Complex / Subdiv:	SUMMIT POINT
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 19 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS2217TOGETHER WITH AN I
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Indoor,Sauna/Steam Room,Swirlpool/Hot Tub,Workshop Attached
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 12'4			
Main	Dining Room	13'6 x 9'7			
Main	Primary Bedroom	14'11 x 13'10			
Main	Bedroom	14'8 x 10'3			
Main	Laundry	7'0 x 6'10			
Main	Kitchen	13'1 x 12'0			

Finished Floor (Main):	1,235 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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,235 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,235 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

SUMMIT POINT RARE Unit; Meticulously RENOVATED 2 BED 2 BATH; OVER 1,200 sqft unit boasting SLEEK FINISHES, MODERN FLOORING, and spa-like bathrooms, including an ensuite with a show-stopping shower. Each detail from the Updated Light Fixtures, to the SS APPLIANCES, elevates your living experience. FRESHLY PAINTED & MOVE IN READY, enjoy the view of MOUNT BAKER. Nestled in the heart of Abbotsford, you're just STEPS from serene the MILL LAKE, the bustling Seven Oaks Mall and vibrant dining scenes. Enjoy the endless amenities of INDOOR POOL, GYM, SAUNA/STEAM room and more! This isn't just a home; it's your gateway to a lifestyle where convenience meets elegance.