

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	27
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,790.60
Rear Yard Exp:		Maint. Fee:	459.87	For Tax Year:	2023
View:	No			P.I.D.:	024-266-167

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork Property Management - 604-854-1734
Complex / Subdiv:	College Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS2704 LT 76 LD 36 SEC 10 TWP 16. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 13'6			
Main	Dining Room	10'3 x 10'			
Main	Kitchen	12'7 x 10'7			
Main	Primary Bedroom	14'0 x 11'7			
Main	Bedroom	10'11 x 9'2			
Main	Laundry	13'4 x 6'			

Finished Floor (Main):	1,200 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	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,200 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,200 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

College Park Place! This 2nd floor unit is located in the new U-District neighborhood of Abbotsford This is one of the larger floorplans available in the complex and features a kitchen with marble tile backsplash, quartz countertops & S/S appliances. Open plan living with generous sized living room & dining room with crown moldings, gas f/p & spacious laundry room. South facing deck where you can have an electric BBQ. Ideal location of the building away from the street & close to the elevator. Easy walk to Abbotsford Centre & UFW. Minutes drive to Abbotsford Hospital, Hwy 1, Mill Lake, US border & Abbotsford Airport. Two underground parking spaces, storage locker, 1 guest suite at a very reasonable rate plus a gym. Two pets are allowed here with restrictions & quick possession is possible!