

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	42
Lot Area:		Full Baths:	1	Zoning:	RM 45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,205.90
Rear Yard Exp:		Maint. Fee:	435.15	For Tax Year:	2023
View:	Yes			P.I.D.:	002-074-281

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,DetachedGrge/Carport,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mt Baker, Golden Ears
Mgmt. Company:	Pivot Point Properties - 604-743-1600
Complex / Subdiv:	Oakhurst Park
Services Connected:	Electricity,Water
Legal:	STRATA LOT 30 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1894 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Garden,In Suite Laundry,Workshop Detached
Site Influences:	
Features:	Air Conditioning,Clothes Washer/Dryer,Drapes/Window Coverings,Microwave,Refrigerator,Stove
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'6			
Main	Kitchen	12' x 9'			
Main	Dining Room	10' x 9'5			
Main	Primary Bedroom	13' x 11'			
Main	Den	11'6 x 10'			
Main	Storage	8' x 3'5			

Finished Floor (Main):	1,003 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,003 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,003 sqft	# Of Pets:	Cats: No, Dogs: No			

CHEAPEST TOWNHOME in Abbotsford by \$51,000!! Home Sweet Home with a Postcard View of Mt Baker and Privacy front and back from 2 Covered Sundecks. This 1 could be 2 bedroom home has Newer Pex Plumbing, New Hot Water Tank, Spacious Rooms, Cupboard Pullouts, Laminate Flooring, Professionally Redone Bathroom, Air Conditioner, Storage and 1 Covered Parking. 55+ age restricted. Clubhouse and community living close to all amenities. \$9,000 Below Assessment!! Bonus - Maintenance Fees include Electricity, Water & Heat. Chair lift in place if needed. Nothing to do but move in. Call to View Today!! Open House Sat June 29 11:30 to 1:30