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|------------------|-----|-------------|--------|---------------------|-------------|
| 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: | 449.80 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 002-074-281 |

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| 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 |

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|---------------------|--|
| 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 | | | |

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|-------------------------|------------|----------------------------|--------------------|----------------|-------------|----------|
| 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 \$22,000!!! Home Sweet Home with a Postcard View of Mt Baker and Privacy front and back from 2 Covered Sundecks. Quiet location at the back of the complex. 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. Bonus - Maintenance Fees include Electricity, Water & Heat. Chair lift in place if needed. Nothing to do but move in. Call to View Today!!