

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,941.67
Rear Yard Exp:		Maint. Fee:	445.07	For Tax Year:	2023
View:	No			P.I.D.:	026-753-359

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork Property Management - 604-854-1734
Complex / Subdiv:	The Waddington
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 38 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1946 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Storage
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 7'8	Main	Laundry	7'5 x 4'
Main	Dining Room	10'10 x 7'8			
Main	Living Room	10'8 x 12'9			
Main	Foyer	14'10 x 6'4			
Main	Primary Bedroom	13'7 x 10'2			
Main	Walk-In Closet	4'4 x 7'6			
Main	Bedroom	8'10 x 12'5			

Finished Floor (Main):	998 sqft	# Of Rooms:	8	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	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	998 sqft	Basement:	None,Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	998 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Pending strata upgrades include fiber optic internet and air conditioning. This updated top floor, open concept 2 Bedroom & 2 Bathroom condo in West Abbotsford is among the largest in the building. This unit comes with two underground parking stalls. Your future residence is centrally located and has a spacious kitchen with tons of cupboard space, a large island and updated S/S appliances. The living room of this corner unit boasts large windows and bedrooms are on opposite sides for privacy. South-east facing, the balcony is off the living room where you could enjoy your morning coffee and unwind. Close to many amenities including schools, shopping, restaurants and parks. Well run strata allows pets, with restrictions. Welcome to the Waddington!