

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	C7
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,884.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	333.39	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-036-328

<b>Style of Home:</b>	1 Storey,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Stucco	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	59 - Total Units in Strata: 59
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mt Baker, Treed Areas
<b>Mgmt. Company:</b>	Rancho
<b>Complex / Subdiv:</b>	YALE CROSSING
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 38 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3562TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Elevator,In Suite Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Dev.,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 10'			
Main	Dining Room	10'6 x 10'			
Main	Kitchen	9'2 x 7'10			
Main	Primary Bedroom	11'10 x 10'5			
Main	Bedroom	9'5 x 8'9			
Main	Laundry	7'5 x 5'6			

<b>Finished Floor (Main):</b>	904 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	904 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	904 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

WOW! INVEST OR MOVE IN! YALE CROSSING in Historic Downtown Abby! Refreshed unit by Mountain River Projects! Updates include bright white paint, black hardware, 2 bed, 2 bath home with MT BAKER & DOWNTOWN ABBY VIEWS. Enjoy summer breakfasts on your balcony! This home is fully outfitted with updated ductless A/C, Granite counters, Crown molding, 5-piece primary ensuite bath, Stainless steel appliance package, Electric fireplace, 9 ft ceilings, Laminate flooring & In-suite laundry room. The space has a modern feel in well-managed building. Great location! Central and it's steps away from coffee, pubs, restaurants, shops, markets, parks, recreation, entertainment, transit & schools are nearby. 1 parking. Pets allowed with restrictions. Have your realtor book an appointment today!