306 2632 PAULINE STREET ABBOTSFORD

Central Abbotsford, V2S 0C9

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	ilt: 200	9
Frontage (ft):		Bathrooms:	2	Age:	15	
Lot Area:		Full Baths:	2	Zoning:	C7	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,8	384.64
Rear Yard Exp:		Maint. Fee:	333.39	For Tax Year:	202	3
View:	Yes			P.I.D.:	028	-036-328
Style of Home:	1 Storey, Inside Unit		Parking:	Total: 1 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Brick,Mixed,Stucco		Parking Access:	Front,Rear		
Foundation:			Parking:	Garage; Single,Ga	arage; Undergro	und, Visitor Parking
Rain Screen:	Full		Locker:	No	0 0	· · · ·
Renovations:			Units in Dev:	59 - Total Units in	Strata: 59	
# of Fireplaces:	1 - Fuel: Electric		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:	Torch-On		Fixtures Leased:	No		
	Laminata Tila Mall/Ma	ll/Mixed	Fixtures Rmvd:	No		
View: Mgmt. Company:	Laminate, Tile, Wall/Wa Yes : Mt Baker, Treed Rancho					
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Yes : Mt Baker, Treed Rancho YALE CROSSING Electricity,Natural Gas STRATA LOT 38 SEC COMMON PROPERT Elevator,In Suite Laun Central Location,Golf Air Conditioning,ClthW Pets Allowed w/Rest., Vybe Realty Type Living Room	Areas ,Sanitary Sewer,Storm Sewer,Water TION 22 TOWNSHIP 16 NEW WESTM Y IN PROPORTION TO THE UNIT EN dry,Wheelchair Access Course Dev.,Recreation Nearby,Shopp /sh/Dryr/Frdg/Stve/DW,Drapes/Windo Rentals Allwd w/Restrctns Dimensions 10'6 x 10'	NTITLEMENT OF THE STRA	TA LOT AS SHOWN O	N FORM V	N INTEREST IN TH
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View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Yes : Mt Baker, Treed Rancho YALE CROSSING Electricity,Natural Gas STRATA LOT 38 SEC COMMON PROPERT Elevator,In Suite Laun Central Location,Golf Air Conditioning,ClthW Pets Allowed w/Rest., Vybe Realty Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Laundry 904 sqft	Areas ,Sanitary Sewer,Storm Sewer,Water TION 22 TOWNSHIP 16 NEW WESTM Y IN PROPORTION TO THE UNIT EN dry,Wheelchair Access Course Dev.,Recreation Nearby,Shopp /sh/Dryr/Frdg/Stve/DW,Drapes/Windo Rentals Allwd w/Restrctns Dimensions 10'6 x 10' 10'6 x 10' 10'6 x 10' 9'2 x 7'10 11'10 x 10'5 9'5 x 8'9 7'5 x 5'6 # Of Rooms:	NTITLEMENT OF THE STRAT bing Nearby w Coverings,Microwave,Smo Floor 6	TA LOT AS SHOWN O ike Alarm,Sprinkler - Fi Type Bathroom Floor	IN FORM V	nsions Ensuite?
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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!

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