## R2876801 Apartment/Condo

## 408 1975 MCCALLUM ROAD ABBOTSFORD

Central Abbotsford, V2S 3N3

Depth/Size (ft): Frontage (ft): Lot Area: Flood Plain:

No

Bedrooms: Bathrooms: **Full Baths:** Half Baths: Maint. Fee:

Approx. Year Built: 2009 Age: 15 Zoning:

**Gross Taxes:** 

For Tax Year:

P.I.D.:

C5 \$1,805.60 2023

028-116-275

**Residential Attached** 

\$529,900 (LP)

Style of Home: Upper Unit Construction: Frame - Wood Exterior: Brick, Vinyl

Foundation: Rain Screen: Renovations:

Rear Yard Exp:

# of Fireplaces: 0 - Fuel: None Water Supply: City/Municipal

Fuel/Heating: Electric **Outdoor Area:** Balcony(s) Type of Roof: Torch-On

Floor Finish: Laminate, Tile, Wall/Wall/Mixed

Total: 2 - Covered: 2 Parking:

**Covered Parking: Parking Access:** Side

Parking: Garage; Underground, Visitor Parking

Locker:

- Total Units in Strata: 45 Units in Dev:

Distance to:

Freehold Strata Title to Land:

**Property Disc:** Nο

**PAD Rental:** 

**Fixtures Leased:** No Fixtures Rmvd: No

View: No

Mgmt. Company: Quay Pacific - 604-371-2208

Complex / Subdiv: The Crossing

Services Connected: Community, Electricity, Sanitary Sewer, Water

STRATA LOT 52, PLAN BCS3685, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN Legal:

THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Floor

Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Storage

Central Location, Recreation Nearby, Shopping Nearby Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW **Bylaw Restric:** Pets Allowed w/Rest. Listing Broker(s): RE/MAX Truepeak Realty

**Dimensions** Floor Type Main Living Room 17'5 x 12'10 Main Kitchen 11'5 x 9'8 Main Primary Bedroom 15'2 x 13'7 Main Bedroom 12'9 x 11'5 Main Dining Room 11'5 x 9'8

Type

Dimensions

Ensuite?

No

Yes

Finished Floor (Main): 879 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 879 sqft **Unfinished Floor:** 0 sqft

**Grand Total:** 879 saft # Of Rooms: 5 # Of Kitchens: 1 # Of Levels: 1

Crawl/Bsmt Height:

**Basement:** None # or % of Rentals Allowed:

# Of Pets:

1 - Cats: Yes

Abbotsford Entertainment Spots Center, the University of the Fraser Valley, Hospital and Shopping and Dining. Easy access to Highway 1. No Age Restrictions and 1 cat allowed.

TOP FLOOR PENTHOUSE.....Vaulted ceilings. This 2 bedroom, 2 bath unit has a gourmet kitchen with granite counters and stainless steel appliances. Abundant natural light streams through the tall windows that open up to a generous sundeck. Secure complex offers a gym, storage locker and 2 parking stalls. Ideal location is within walking to distance to

# of Pieces

3

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The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification, PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.

Bathroom Floor

Main