

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	2	Age:	15
Lot Area:	Full Baths:	2	Zoning:	C5
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,805.60
Rear Yard Exp:	Maint. Fee:	416.11	For Tax Year:	2023
View:	No		P.I.D.:	028-116-275

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 45
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific - 604-371-2208
Complex / Subdiv:	The Crossing
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 52, PLAN BCS3685, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Truepeak Realty

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

Finished Floor (Main):	879 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	879 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	879 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

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 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.