

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1984
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 40
<b>Lot Area:</b>	<b>Full Baths:</b> 1	<b>Zoning:</b> RML
<b>Flood Plain:</b>	<b>Half Baths:</b> 1	<b>Gross Taxes:</b> \$1,217.49
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 360.22	<b>For Tax Year:</b> 2023
<b>View:</b> No		<b>P.I.D.:</b> 000-796-271

<b>Style of Home:</b> 1 Storey,Corner Unit	<b>Parking:</b> Total: 0 - Covered: 0
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 0
<b>Exterior:</b> Mixed	<b>Parking Access:</b> Side
<b>Foundation:</b>	<b>Parking:</b> Garage; Underground,Open,Visitor Parking
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 0 - Fuel:	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Baseboard,Hot Water,Natural Gas	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Balcony(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Tar & Gravel	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b>	<b>Fixtures Rmvd:</b> No

<b>View:</b> No
<b>Mgmt. Company:</b> Homelife Advantage Realty - 604-859-3142
<b>Complex / Subdiv:</b> AUTUMN TERRACE
<b>Services Connected:</b> Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b> STRATA LOT 29, PLAN NWS2196, PART SW1/4, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
<b>Amenities:</b> In Suite Laundry,Recreation Center,Storage,Workshop Detached
<b>Site Influences:</b> Adult Oriented,Central Location,Shopping Nearby
<b>Features:</b> ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b> Age Restrictions,Pets Not Allowed,Rentals Not Allowed
<b>Listing Broker(s):</b> Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'0 x 9'0			
Main	Living Room	20'0 x 12'0			
Main	Dining Room	10'0 x 10'0			
Main	Primary Bedroom	14'0 x 11'0			
Main	Bedroom	14'0 x 9'0			
Main	Laundry	5'0 x 9'0			

<b>Finished Floor (Main):</b> 1,052 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	4	No
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	2	Yes
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 1,052 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 1,052 sqft	<b># Of Pets:</b>			

Welcome to Autumn Terrace! You will love this large corner unit facing south east! Stunning engineered hardwood floors, new paint, trim, doors, countertops, 2 huge bedrooms, 2 baths, walk-through closet ensuite, spacious laundry room and lots of storage. Upgraded kitchen, moldings, and paint. Includes one parking spot and storage locker. Located in a great area. Easy access to freeway, churches, doctors and shopping! The wrap around deck includes an enclosed area and an exposed area which adds to the enormous living space. Beautiful trees and privacy and shade on the southern side. 55+ no pets.