

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	42
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,206.17
Rear Yard Exp:	East	Maint. Fee:	428.38	For Tax Year:	2023
View:	Yes			P.I.D.:	002-074-681

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 84
# 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains to the East
Mgmt. Company:	Pivot Point - 604-743-1600
Complex / Subdiv:	Oakhurst Park
Services Connected:	Electricity, Sanitary Sewer, Septic, Storm Sewer, Water
Legal:	STRATA LOT 59, PLAN NWS1894, PART NW1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House, Garden, In Suite Laundry, Recreation Center, Workshop Detached
Site Influences:	Adult Oriented, Central Location, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Microwave
Bylaw Restrict:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 13'10			
Main	Kitchen	12'7 x 9'9			
Main	Dining Room	9'9 x 9'5			
Main	Primary Bedroom	12'1 x 11'1			
Main	Bedroom	11'1 x 9'11			
Main	Laundry	5' x 2'6			
Main	Storage	7'9 x 4'5			

Finished Floor (Main):	990 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	990 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	990 sqft	# Of Pets:	Cats: No, Dogs: No			

Welcome to Oakhurst, a 55+ community located in central Abbotsford. This ground level unit has 2 bedrooms and been totally transformed, custom kitchen with loads of quartz counters, tile back splash, crown mouldings, s/s appliances, Led pot lights, wide plank flooring throughout, custom built fireplace with built in TV, large storage area, feature wall in primary bedroom, newer shower with built in seat, laundry has lots of storage, very private rear patio with view of mountains, parking is only steps away from your front door. Great strata, all new piping through complex, maintenance fee includes heat, hot water, electricity. This unit shows like new but thousands less, walk to all amenities shopping, banks, restaurants, bus etc. Easy to show and quick possession possible.