## 214 33539 HOLLAND AVENUE ABBOTSFORD

Central Abbotsford, V2S 0C6

•						
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	ilt: 2009	Э
Frontage (ft):		Bathrooms:	2	Age:	15	
Lot Area:		Full Baths:	2	Zoning:	MF	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,8	31.40
Rear Yard Exp:		Maint. Fee:	421.86	For Tax Year:	2023	3
View:	No			P.I.D.:	027-	978-397
Style of Home:	1 Storey		Parking:	Total: 1 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Brick,Wood		Parking Access:	Side		
Foundation:			Parking:	Garage; Undergro	ound	
Rain Screen:			Locker:	Yes		
Renovations:			Units in Dev:	- Total Units in Str	ata: 79	
# of Fireplaces:	0 - Fuel:		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No	No	
View:	No					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Sty Pets Allowed w/Rest.,	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed				N INTEREST IN TH
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Sev STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location ClthWsh/Dryr/Frdg/Stv	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed				N INTEREST IN TH
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Sty Pets Allowed w/Rest.,	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Ser STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage - Wolste	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft	TITLEMENT OF THE STRA	TA LOT AS SHOWN O	IN FORM V	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stw Pets Allowed w/Rest., Royal LePage - Wolste	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft <b>Dimensions</b>	TITLEMENT OF THE STRA	TA LOT AS SHOWN O	DN FORM V	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Sty Pets Allowed w/Rest.,I Royal LePage - Wolste <b>Type</b> Living Room	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft Dimensions 11'1 x 11'2	TITLEMENT OF THE STRA	TA LOT AS SHOWN O	DN FORM V	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste <b>Type</b> Living Room Kitchen	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6	TITLEMENT OF THE STRA	TA LOT AS SHOWN O	DN FORM V	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage we/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7	TITLEMENT OF THE STRA	TA LOT AS SHOWN O	DN FORM V	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Str Pets Allowed w/Rest., Royal LePage - Wolste Type Living Room Kitchen Dining Room Primary Bedroom	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage we/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9	TITLEMENT OF THE STRA	TA LOT AS SHOWN O	DN FORM V	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9 6'10 x 4'7	TITLEMENT OF THE STRA	TA LOT AS SHOWN O	DN FORM V	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage we/DW Rentals Allowed encroft $\frac{Dimensions}{11'1 \times 11'2}$ 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9 6'10 x 4'7 9'4 x 11'7 7' x 4'8	TITLEMENT OF THE STRA	TA LOT AS SHOWN O	DIMEN Dimen 4'3 x 4'	i <b>sions</b> '7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 905 sqft	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage we/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9 6'10 x 4'7 9'4 x 11'7 7' x 4'8 # Of Rooms:	TITLEMENT OF THE STRA	TA LOT AS SHOWN O Type Foyer Bathroom Floor	Dimen 4'3 x 4' # of Pieces	isions 7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 905 sqft 0 sqft	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage we/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9 6'10 x 4'7 9'4 x 11'7 7' x 4'8 # Of Rooms: # Of Kitchens:	TITLEMENT OF THE STRA	TA LOT AS SHOWN O Type Foyer Bathroom Floor Main	Dimen 4'3 x 4' # of Pieces 4	Isions 7 7 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 905 sqft 0 sqft 0 sqft	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9 6'10 x 4'7 9'4 x 11'7 7' x 4'8 # Of Rooms: # Of Kitchens: # Of Levels:	TITLEMENT OF THE STRA	TA LOT AS SHOWN O Type Foyer Bathroom Floor	Dimen 4'3 x 4' # of Pieces	isions 7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 905 sqft 0 sqft 0 sqft 0 sqft	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9 6'10 x 4'7 9'4 x 11'7 7' x 4'8 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TITLEMENT OF THE STRA	TA LOT AS SHOWN O Type Foyer Bathroom Floor Main	Dimen 4'3 x 4' # of Pieces 4	Isions 7 7 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Service (S): Floor Main Main Main Main Main Main Main Main	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 905 sqft 0 sqft 0 sqft 0 sqft 905 sqft	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9 6'10 x 4'7 9'4 x 11'7 7' x 4'8 # Of Rooms: # Of Kitchens: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	TITLEMENT OF THE STRA Floor Main 8 1 1 None	TA LOT AS SHOWN O Type Foyer Bathroom Floor Main	Dimen 4'3 x 4' # of Pieces 4	Isions 7 7 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Quay Pacific - 604-37 The Crossing Electricity,Sanitary Set STRATA LOT 33, PLAI COMMON PROPERT Elevator,Exercise Cen Central Location CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage - Wolste <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 905 sqft 0 sqft 0 sqft 0 sqft	wer,Water N BCS3509, SECTION 16, TOWNSHII Y IN PROPORTION TO THE UNIT EN tre,In Suite Laundry,Storage ve/DW Rentals Allowed encroft Dimensions 11'1 x 11'2 9'4 x 9'6 11'1 x 9'7 10'2 x 9'9 6'10 x 4'7 9'4 x 11'7 7' x 4'8 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TITLEMENT OF THE STRA Floor Main 8 1 1 None	TA LOT AS SHOWN O Type Foyer Bathroom Floor Main	Dimen 4'3 x 4' # of Pieces 4	Isions 7 7 Ensuite? Yes

FANTASTIC OPPORTUNITY at THE CROSSING - Two bedroom, two bathroom apartment in a central location offered at a GREAT PRICE equals a GREAT DEAL! With some work, you can transform it into your ideal living space (think paint and bedroom flooring). Depending on your budget and preferences, there are various ways you can approach renovating or updating the apartment. Plus, being centrally located means you'll have easy access to amenities, transportation, and entertainment options. It's all about seeing the potential and making it your own! Priced well under the last sale of the same floor plan.

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.