

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	42
Lot Area:		Full Baths:	1	Zoning:	RMM
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,196.44
Rear Yard Exp:		Maint. Fee:	426.81	For Tax Year:	2023
View:	Yes			P.I.D.:	001-933-329

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,RV Parking Avail.
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : City
Mgmt. Company:	Steadfast - 604-864-6400
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 51, PLAN NWS1737, PART SE1/4, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOG
Amenities:	Air Cond./Central,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Indoor,Recreation Center,Storage,Swirlpool/Hot Tub,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert
Bylaw Restrict:	Age Restrictions,Pets Not Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'9 x 8'5			
Main	Living Room	11'5 x 17'8			
Main	Dining Room	7'1 x 14'			
Main	Primary Bedroom	10'10 x 16'4			
Main	Bedroom	8'11 x 16'4			
Main	Storage	8' x 3'7			
Main	Laundry	3' x 6'			

Finished Floor (Main):	1,013 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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:							
Finished Floor (Total):	1,013 sqft	Basement:	None						
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:							
Grand Total:	1,013 sqft	# Of Pets:	Cats: No, Dogs: No						

Renovation! Renovation! Renovation! Welcome to Evergreen Village, one of the best run 55+ buildings in Abbotsford. Features include; swimming pool, hot tub, library, workshop, pool tables, ping pong tables, roof top deck, outdoor garden, large amenities room, guest suites, RV parking and more! This 2 bedroom 1 bathroom condo has been completely renovated; new kitchen with quartz counter tops and stainless steel appliances, new flooring throughout, all new fixtures, paint and more! Centrally located and close to transit, shops, restaurants, medical offices, churches and parks. In-suite laundry and a covered deck with a west facing view of the city. This condo has it all. Vacant for a quick completion. No pets.