

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			
Main	Living Room	10' x 17'6"			
Main	Dining Room	10' x 13'6"			
Main	Primary Bedroom	11' x 15'			
Main	Bedroom	9' x 12'6"			
Main	Storage	4' x 8'			
Main	Laundry	3' x 6'			

<b>Finished Floor (Main):</b>	1,032 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,032 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,032 sqft	<b># Of Pets:</b>	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.