

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2008
Frontage (ft):	Bathrooms:	1	Age:	16
Lot Area:	Full Baths:	1	Zoning:	RML
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,586.70
Rear Yard Exp:	Maint. Fee:	311.89	For Tax Year:	2023
View:			P.I.D.:	027-445-305

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	122 - Total Units in Strata: 122
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:

Mgmt. Company: STRATATECH CONSULTING LTD - 604-393-3846

Complex / Subdiv: TEMPO

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 98, PLAN BCS2669, SECTION 16, 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 V

Amenities: Elevator,In Suite Laundry,Storage

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 11'8			
Main	Dining Room	11'8 x 6'7			
Main	Kitchen	10'2 x 8'4			
Main	Foyer	7'6 x 5'3			
Main	Primary Bedroom	12'9 x 11'6			
Main	Laundry	5'4 x 5'3			

Finished Floor (Main):	733 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	733 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	733 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Don't miss out on this bright south facing unit with nice large balcony. This is one of the largest 1 bedroom layouts in the complex. Full 4 piece bath has cheater access from huge Primary Bedroom. In suite laundry, good sized walk in pantry/storage. Kitchen leads to the spacious Living Room/ Dining Room. Walking distance to conveniences and super close to the freeway entrance, University, Hospital & Abbotsford Centre. 1 pet permitted under 14". Rentals permitted. One underground parking stall and storage locker.