

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	31
Lot Area:	Full Baths:	2	Zoning:	RML
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,550.56
Rear Yard Exp:	Maint. Fee:	394.00	For Tax Year:	2023
View:			P.I.D.:	018-203-922

Style of Home:	Upper Unit	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	14 - Total Units in Strata: 14
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: SELF MANAGED

Complex / Subdiv: City Court

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 11, PLAN LMS821, SECTION 15, 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

Amenities: In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): Engel & Volkers Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 8'6			
Main	Kitchen	10'2 x 8'7			
Main	Dining Room	6'9 x 11'7			
Main	Living Room	11'4 x 11'11			
Main	Primary Bedroom	9'11 x 13'2			
Main	Bedroom	8'11 x 11'8			
Main	Storage	5'10 x 10'2			

Finished Floor (Main):	1,004 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	1,004 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,004 sqft	# Of Pets:	2 - Cats: Yes			

The perfect starter home on the TOP FLOOR of City Court! This 2Bed / 2Bath unit features a natural gas fireplace, vaulted ceilings a skylight and has undergone recent updates including stainless steel appliances, fresh interior paint and new laminate floors. Centrally located, close to all major amenities, shopping centres, Abbotsford rec. centre, Abbotsford Hospital, UFV and easy Hwy access. Well managed strata with recent work that's replaced windows, patio doors and painted exterior. Bedrooms on opposite sides of the unit, new clothes washer and dryer, 1 parking space w/ 2nd available for \$10/mth. Call today for your private showing!