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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 2009 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 15 |
| Lot Area: | | Full Baths: | 2 | Zoning: | RML |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$1,776.74 |
| Rear Yard Exp: | | Maint. Fee: | 440.64 | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 027-897-150 |

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|-------------------------|-------------------------|-------------------------|----------------------------------|
| Style of Home: | Corner Unit,Upper Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | Yes |
| Renovations: | | Units in Dev: | 142 - Total Units in Strata: 142 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | 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: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | PIVOT POINT PM - 604-743-1600 |
| Complex / Subdiv: | Latitude |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 117, PLAN BCS3419, 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 V |
| Amenities: | Club House,Exercise Centre,In Suite Laundry |
| Site Influences: | Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Windows - Thermo |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | RE/MAX Performance Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|------|------------|
| Main | Living Room | 11'11 x 11'2 | | | |
| Main | Dining Room | 11'11 x 8'6 | | | |
| Main | Kitchen | 11'11 x 8'2 | | | |
| Main | Primary Bedroom | 14'7 x 10'8 | | | |
| Main | Walk-In Closet | 4'11 x 3'7 | | | |
| Main | Bedroom | 13'2 x 9'11 | | | |
| Main | Foyer | 6'8 x 3'11 | | | |

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 886 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | No |
| Finished Floor (Bsm): | 0 sqft | Crawl/Bsm Height: | | | | |
| Finished Floor (Total): | 886 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 886 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

Welcome to your investor friendly, TOP FLOOR CORNER UNIT at the Latitude! This updated 2 bedroom home offers lots of natural light with high 11ft ceilings in the living room and a spacious, well thought out lay out. Crown molding throughout, updated lighting, and modern finishes with added privacy due to no neighbours on the left side. 2 side by side parking stalls with a locker included, this opportunity to own in one of Abbotsford's most evolving neighborhoods will definitely impress!