

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	2	Age:	3
Lot Area:	Full Baths:	2	Zoning:	N66
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,265.38
Rear Yard Exp:	Maint. Fee:	375.00	For Tax Year:	2024
View:			P.I.D.:	031-333-974

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

Legal: STRATA LOT 31, PLAN EPS6388, SECTION 10, 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: In Suite Laundry, Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 10'6			
Main	Kitchen	10'0 x 9'0			
Main	Dining Room	12'6 x 7'8			
Main	Primary Bedroom	12'10 x 9'10			
Main	Bedroom	10'10 x 8'10			
Main	Den	7'0 x 6'4			
Main	Laundry	6'1 x 4'0			

Finished Floor (Main):	910 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	3	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:				
Finished Floor (Total):	910 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	910 sqft	Beds In Bsmnt:	0 / 2			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

"Experience the perfect blend of style, comfort, and convenience in this stunning 2 bedroom plus den apartment! Built in 2021, this modern residence boasts 2 spacious bedrooms with plenty of natural light, 2 full bathrooms with modern fixtures and sleek finishes, a den perfect for a home office or reading nook, Balcony/deck ideal for outdoor living and entertainment, 2 parking spots for ample vehicle storage and 1 storage locker for additional storage needs. Enjoy the convenience of being close to the UFV in Abbotsford and easy access to the East Highway. Pride of ownership is evident throughout this beautiful apartment, with modern kitchen, ample natural light, and stylish finishes. Don't miss out on this incredible opportunity to make this house your home!"