

Depth/Size (ft):	0	Bedrooms:	1	Approx. Year Built:	1979
Frontage (ft):		Bathrooms:	1	Age:	45
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,410.30
Rear Yard Exp:	East	Maint. Fee:	375.40	For Tax Year:	2023
View:	No			P.I.D.:	001-701-142

Style of Home:	Rancher/Bungalow,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork - 604-854-1734
Complex / Subdiv:	Valley View Manor
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 29 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLANNWS1233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Shared Laundry,Storage,Workshop Attached
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 7'3			
Main	Living Room	19'4 x 12'3			
Main	Dining Room	8'4 x 8'			
Main	Bedroom	12'8 x 10'7			
Main	Foyer	13'4 x 3'7			

Finished Floor (Main):	704 sqft	# Of Rooms:	5	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):	704 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	704 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Bingo! Nicely renovated top floor one bedroom condo that feels like new. Beautiful brand new laminate floors with warm natural colors, fresh paint throughout, new doors and moldings, new kitchen and bathroom cabinets with new fridge and stove. Shows meticulously. Nice central location close to old downtown Abbotsford. Shopping, dining and bus route close by. This unit is on the quiet side of the building. New Durocast PVC roof on the building. Heat and hot water included in strata fees. 2 pets allowed cats or dogs not exceeding 16" at the shoulder. Ready to move in and enjoy. Don't miss it.