

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	2	Age:	42
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,437.00
Rear Yard Exp:		Maint. Fee:	601.16	For Tax Year:	2024
View:				P.I.D.:	002-130-106

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	27 - Total Units in Strata: 27
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company: Homelife Advantage - 604-864-0380

Complex / Subdiv: The Villa

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

Legal: STRATA LOT 9 PLAN NWS1946 LEGAL SUBDIVISION1 SECTION 20 TOWNSHIP 16 LAND DISTRICT 36 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: Elevator,Shared Laundry

Site Influences: Central Location,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 12'04			
Main	Kitchen	9'00 x 8'01			
Main	Dining Room	10'02 x 10'00			
Main	Foyer	8'05 x 6'11			
Main	Primary Bedroom	10'05 x 13'11			
Main	Bedroom	8'05 x 12'04			
Main	Storage	5'05 x 6'02			

Finished Floor (Main):	980 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	980 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	980 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

The villa in Central Abbotsford! Check out this spacious 980sf, 2 bedroom and 2 bathroom condo. It includes 2 decks and 2 parking stall. Just finished full renovation includes new kitchen, appliances, washrooms and floors etc. move in ready like a brand new condo! Very close to schools, Sevenoaks mall, transit and Mill lake. Electricity, heat and hot water are all included in maintenance fee. Shared laundry. This unit is on the first floor but not ground level. Updated roof, boiler and landscaping from strata. Contact for a private showing!