

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1977
Frontage (ft):		Bathrooms:	1	Age:	47
Lot Area:		Full Baths:	1	Zoning:	LUC 93
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,292.64
Rear Yard Exp:	South	Maint. Fee:	415.87	For Tax Year:	2024
View:	No			P.I.D.:	017-791-634

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:	No	Locker:	Yes
Renovations:	Partly	Units in Dev:	120 - Total Units in Strata: 120
# 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,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife
Complex / Subdiv:	Abbotsford Place
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 34, PLAN LMS375, PART NW1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST 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,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Drapes/Window Coverings,Refrigerator,Stove
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	11'11 x 16'11			
Main	Dining Room	8'10 x 9'10			
Main	Kitchen	7'8 x 9'6			
Main	Primary Bedroom	10'6 x 13'7			
Main	Bedroom	9'2 x 10'1			

Finished Floor (Main):	926 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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	926 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	926 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Top floor, corner suite at Abbotsford Place. Large 2 bedroom, 1 bath suite. Floors, doors, baseboards have all been replaced. The large balcony overlooks a beautiful tree for privacy and shade. Building has had all the windows replaced for efficiency and comfort. Laundry on each floor. 1 underground parking stall and 1 additional outdoor parking stall has been rented. New owner can apply to rent an outdoor space. Centrally located close to transit, all levels of school, shopping, restaurants, recreation, and parks. This is an ideal investment or a great first home. One spayed or neutered cat is permitted. No dogs allowed.