

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: 2 - Covered: 1
Construction:	Log	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, and this suite has a large 6 by 6 storage locker. 1 underground parking stall and 1 additional outdoor parking stall for 2 cars or for your visitors. 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.