

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	42
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,448.71
Rear Yard Exp:		Maint. Fee:	400.00	For Tax Year:	2024
View:	No			P.I.D.:	002-010-259

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	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,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Campbell Management - 604-864-0380
Complex / Subdiv:	Bourquin Court
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 17, PLAN NWS1814, PART NW1/4, SECTION 21, 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 1 OR V, AS APPROPRIATE
Amenities:	Club House,Guest Suite,In Suite Laundry,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 12'10	Main	Foyer	6'10 x 4'
Main	Dining Room	8'3 x 7'10			
Main	Kitchen	7'11 x 7'8			
Main	Primary Bedroom	14'3 x 10'10			
Main	Bedroom	12' x 8'11			
Main	Den	9'4 x 5'			
Main	Storage	7' x 3'6			

Finished Floor (Main):	887 sqft	# Of Rooms:	8	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):	887 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	887 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Bourquin Court, conveniently located in Central Abbotsford. This end unit features 2 bedrooms, 1 full bathroom and a walk in storage room/den as well as a private storage room on the large covered deck. You will enjoy being tucked in the corner of this quiet complex, with a bright and open concept floor plan. A stress free strata, where your monthly fee includes everything including your electricity! New roofs already done, as well as new windows! 1 covered parking right outside your front door, 1 dog or 1 cat welcome, one owner must be 55+. This complex is a gem, with a workshop, clubhouse and guest suite. Walking distance to 7 Oaks mall and other amenities.