

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,004.71
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	422.85	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	029-972-736

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 116
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Campbell Property Mgmt - 604-864-0380

**Complex / Subdiv:** The Waterleaf

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

**Legal:** STRATA LOT 116, PLAN EPS2457, DISTRICT LOT 230, GROUP 2, 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 V

**Amenities:** Elevator,Exercise Centre,Pool; Outdoor,Storage,Swirlpool/Hot Tub

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 4'7			
Main	Kitchen	10'0 x 8'3			
Main	Bedroom	9'4 x 7'6			
Main	Primary Bedroom	12'8 x 11'8			
Main	Walk-In Closet	9'0 x 6'7			
Main	Living Room	13'0 x 13'9			
Main	Dining Room	13'0 x 13'9			

<b>Finished Floor (Main):</b>	849 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	849 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	849 sqft	<b># Of Pets:</b>				

Welcome to highly sought after Waterleaf in East Abbotsford! This is the largest OF ITS PLAN (2ND BDRM IS DEN BUT CAN FIT QUEEN BED), 1 bth unit in the complex, located on top floor, end unit for ultimate privacy. Enjoy a spacious floorplan with 9' ceilings, like-new home, open-concept kitchen featuring quartz countertops and 10' long island. Facing north for cooler comfort & newly installed AC. Waterleaf offers resort-style amenities, including a fully equipped gym, hot tub, outdoor pool & rec room. With easy access to Hwy 1, walking distance to all amenities – parks, groceries, restaurants, pharmacy, coffee shops, banking, salons, dentist, doctors etc. This unit is your gateway to a luxurious lifestyle in one of Abbotsford's premier communities. Don't miss out!