

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):	Bathrooms:	2	Age:	17
Lot Area:	Full Baths:	2	Zoning:	RML
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,180.31
Rear Yard Exp:	Maint. Fee:	455.89	For Tax Year:	2024
View:			P.I.D.:	026-989-271

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 94
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: ASSOCIA - 604-591-6060

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

Legal: STRATA LOT 16 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2224 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, In Suite Laundry

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 14'0			
Main	Dining Room	10'4 x 12'0			
Main	Kitchen	10'10 x 9'0			
Main	Primary Bedroom	11'9 x 11'7			
Main	Bedroom	12'10 x 9'8			
Main	Den	9'2 x 6'9			
Main	Laundry	5'2 x 4'9			

Finished Floor (Main):	1,131 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):	1,131 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,131 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

The Sterling! Beautiful 2-bed/2-bath corner unit in Central Abbotsford. Short walk to Historic Downtown and all amenities. Spacious, well-laid out floorplan with a den as well as the 2 bedrooms. Lots of updates including kitchen, flooring, bathrooms. Large overed deck overlooking green area. Bright and airy home you won't want to miss! 2 underground parking spaces.

