

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	42
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,034.57
Rear Yard Exp:		Maint. Fee:	457.00	For Tax Year:	2024
View:	Yes			P.I.D.:	002-032-023

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Open,RV Parking Avail.
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	108
# of Fireplaces:	1 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : North Mountains
Mgmt. Company:	Pivot Point Properties - 604-743-1600
Complex / Subdiv:	ALAMEDA COURT
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL NWS1833 LT 50 LD 36 SEC 16 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage,Wheelchair Access
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Smoke Alarm,Storage Shed,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'6	Main	Porch (enclosed)	13'6 x 5'6
Main	Kitchen	11' x 10'			
Main	Dining Room	12' x 10'6			
Main	Primary Bedroom	13' x 11'			
Main	Bedroom	10'6 x 10'			
Main	Laundry	6'5 x 3'5			
Main	Storage	6' x 3'6			

Finished Floor (Main):	966 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):	966 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	966 sqft	# Of Pets:	Cats: No, Dogs: No			

Well run complex in a great location! Very nicely updated and ready for you to just move right on in! This second level corner end unit has 2 nice size bedrooms with one 4 piece bathroom that has been updated very nicely with a walk-in shower. The kitchen boasts new Samsung kitchen appliances, lots of storage with easy access drawers. Newly installed vinyl plank flooring throughout the entire unit with fresh paint makes this unit feel like home as soon as you walk in! An enclosed wrap around balcony with a little storage area as well! No pets allowed and 55+ age restrictions. This location is close to shopping, recreation, transit, restaurants and lots of other amenities Abbotsford has to offer!