

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	R6
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,527.04
Rear Yard Exp:		Maint. Fee:	450.88	For Tax Year:	2023
View:	Yes			P.I.D.:	027-930-106

Style of Home:	1 Storey,Ground Level Unit	Parking:	
Construction:	Concrete	Covered Parking:	
Exterior:	Brick,Metal,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	22 - Total Units in Strata: 22
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	

View:	Yes : Mountains
Mgmt. Company:	Homelife Property Management - 604-858-7368
Complex / Subdiv:	ASPEN GROVE
Services Connected:	Community,Electricity
Legal:	STRATA LOT 3, PLAN BCS3449, 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, DIV A
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/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	Living Room	12' x 12'			
Main	Dining Room	10' x 10'			
Main	Foyer	9' x 8'6			
Main	Primary Bedroom	13' x 11'			
Main	Den	10' x 8'			

Finished Floor (Main):	801 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	801 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	801 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

WELCOME to this GORGEOUS, 1 bed+ large den, within walking distance to DISTRICT 1881, which boasts many local shops, and restaurants for you to enjoy! This home has been updated with new paint, baseboards, and doors. Great for first time home buyers, or someone looking to downsize and be walking distance to all the necessary amenities. Animal friendly! Book your showing NOW!