301 31930 OLD YALE ROAD ABBOTSFORD

Abbotsford West, V2T 2C7

Residential	Attached
\$358	8,900 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 1988	8
rontage (ft):		Bathrooms:	2	Age:	36	
ot Area:		Full Baths:	2	Zoning:	RML	L
lood Plain:	No	Half Baths:	0	Gross Taxes:		264.77
Rear Yard Exp:		Maint. Fee:	444.82	For Tax Year:	2024	
/iew:	Yes		-	P.I.D.:		-669-418
tyle of Home:	Corner Unit, Penthouse		Parking:	Total: 1 - Covered: 1		
construction:	Frame - Wood		Covered Parking:	1		
xterior:	Vinyl		Parking Access:			
oundation:			Parking:	Garage; Underground, Visitor Parking		ing
ain Screen:			Locker:	Yes		
lenovations:			Units in Dev:			
of Fireplaces:	0 - Fuel:		Distance to:			
/ater Supply:	Community		Title to Land:	Freehold Strata		
uel/Heating:	Baseboard,Hot Water		Property Disc:	No		
outdoor Area:	Sundeck(s)		PAD Rental:			
ype of Roof:	Metal,Torch-On		Fixtures Leased:	No		
loor Finish:	Concrete, Vinyl/Linoleu	Im	Fixtures Rmvd:	No		
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TOP FLOOR Penthouse style CORNER UNIT in the popular Royal Court. Great floorplan with generous square footage. HIGH VAULTED CEILING in Living Room with sliders out to the sundeck. Spacious kitchen with window that gives a Mt Baker view and room enough for breakfast nook. Primary Bdrm has a 3 piece ensuite and 2 closets. Good sized laundry room with space for storage. Additional storage locker just down the hall. Recreation center has pool table, shuffle board, kitchen and workshop. Convenient location close to shopping, church and the multitude of services at Clearbrook Golden Age Society in Garden Park Tower. Mtce fee covers heat & hot water. Ages 55+ welcome. Available for immediate occupancy.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.