

Depth/Size (ft):	0.00	Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,603.81
Rear Yard Exp:		Maint. Fee:	386.45	For Tax Year:	2024
View:	Yes			P.I.D.:	018-565-531

Style of Home:	End Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood,Other	Covered Parking:	1
Exterior:	Glass,Vinyl	Parking Access:	Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	56 - Total Units in Strata: 56
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Treed outlook
Mgmt. Company:	Century 21 Prudential Estates - 604-278-2121
Complex / Subdiv:	The Fairlane
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 11, PLAN LMS1177, PART SW1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
Amenities:	Club House,Elevator,Garden,Wheelchair Access
Site Influences:	Central Location,Private Setting,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Intercom,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'0 x 5'0			
Main	Living Room	17'0 x 11'0			
Main	Dining Room	8'0 x 8'0			
Main	Kitchen	11'0 x 8'0			
Main	Primary Bedroom	17'0 x 11'0			
Main	Bedroom	11'0 x 9'0			
Main	Laundry	5'0 x 5'0			

Finished Floor (Main):	970 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):	970 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	970 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Since location & layout are essential to you, you've hit the jackpot!!! This Spacious GROUND-FLOOR unit is in THE most prime location in Abbotsford. Walk to EVERYTHING, including the mall, restaurants, groceries, transit (bus exchange 7 min walk), Mill Lake, & minutes to the freeway. The unit has 2 bedrooms & 2 full bathrms (incl. Ensuite). Large WI laundry rm w/storage, cupboards galore in the large kitchen, cozy gas FP in the livingrm (gas incl. in Strata fee!), & a great outdoor patio surrounded by beautiful foliage. PETS ALLOWED & 2nd parking stall may be rented (if required).