

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,765.31
Rear Yard Exp:		Maint. Fee:	549.86	For Tax Year:	2024
View:	No			P.I.D.:	018-248-888

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Concrete,Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	CENTURY 21 PRUDENTIAL ESTATES - 604-278-2121
Complex / Subdiv:	Cascade Green
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 25 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN LMS837 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 4'0	Main	Walk-In Closet	6'11 x 4'0
Main	Kitchen	15'2 x 8'1	Main	Bedroom	10'1 x 13'0
Main	Eating Area	5'9 x 3'1			
Main	Laundry	5'3 x 6'0			
Main	Dining Room	11'7 x 8'0			
Main	Living Room	9'11 x 14'8			
Main	Primary Bedroom	10'5 x 14'9			

Finished Floor (Main):	989 sqft	# Of Rooms:	9	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	3	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	989 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	989 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Cascade Green! This two-bedroom, two-bath corner unit condo has almost 1000 square feet and just one shared wall. Features include a spacious covered balcony, in-suite laundry, a large pantry, and a gas fireplace in the living room. The building is pet-friendly and has underground parking. Centrally located in desirable West Abbotsford near shopping centres, recreation facilities, Rotary Stadium, and parks. Call today for your private showing!