

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1981
Frontage (ft):		Bathrooms:	1	Age:	43
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$913.43
Rear Yard Exp:		Maint. Fee:	354.42	For Tax Year:	2023
View:				P.I.D.:	001-866-966

Style of Home:	Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	36 - Total Units in Strata: 36
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Century 21 - 604-278-2121

Complex / Subdiv: Silverwood Manor

Services Connected: Community

Legal: STRATA LOT 25 SECTION 17 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN NW1644 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM 1

Amenities: Elevator,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restrict: Age Restrictions,Pets Not Allowed,Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			
Main	Dining Room	10' x 9'			
Main	Kitchen	10' x 9'			
Main	Primary Bedroom	14' x 12'			
Main	Bedroom	10' x 12'			
Main	Laundry	5' x 6'			

Finished Floor (Main):	1,067 sqft	# Of Rooms:	6	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):	1,067 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,067 sqft	# Of Pets:				

Top Floor/Penthouse condo, bright and spacious in Silverwood Manor. 2 bedrooms,1 bath. One occupant must be 55+. 1067 square feet and well laid out. Maple kitchen, white appliances. Large bedrooms, lots of closet space. Over sized sundeck has large storage room attached PLUS storage locker in secured underground parking, large laundry room in suite. Mostly Laminate flooring (primary has carpet) and new vinyl decking on sundeck. RV parking & loads of visitors parking. Very well run & maintained building w/workshop & a rec rm w/kitchen, pool table & shuffleboard. - Maintenance fee includes electricity, heat & hot water. Great central location in Abbotsford - minutes to everything & Mill Lake Park down the street, bus stop out front & quick Hwy access. No pets or smoking. Rentals allowed.