202 2626 COUNTESS STREET ABBOTSFORD

Central Abbotsford, V2T 5P3

Residential Attached \$393,888 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built	t: 1993	3
Frontage (ft):		Bathrooms:	2	Age:	31	
Lot Area:		Full Baths:	2	Zoning:	RML	-
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,5	17.60
Rear Yard Exp:		Maint. Fee:	454.00	For Tax Year:	2023	3
View:	Yes			P.I.D.:	018-	354-637
Style of Home:	1 Storey,Rancher/Bung	galow	Parking:	Total: 1 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Mixed		Parking Access:			
Foundation:			Parking:	Garage; Undergrou	und.Open,Visito	r Parking
Rain Screen:			Locker:	Yes	- · ·	-
Renovations:			Units in Dev:	81 - Total Units in Strata: 81		
# of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric,Na	tural Gas	Property Disc:	Yes		
Outdoor Area:	Balcony(s)	lurai Gas	PAD Rental:	100		
Type of Roof:	Metal,Torch-On		Fixtures Leased:	No		
Floor Finish:	Mietal, Iorch-On Mixed		Fixtures Leased: Fixtures Rmvd:			
FIGOR FIRISH:	Mixea	1	FIXTURES MINVO.	No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:		D 36 SEC 19 TWP 16 PART SE1/4	notion Center Sauna/Steam	n Poom Storage Swirlpoo	1/Hat Tub Works	hon Attached
Mgmt. Company: Complex / Subdiv: Services Connected:	Self managed WEDGEWOOD Electricity,Natural Gas PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed			I/Hot Tub,Works	hop Attached
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Self managed WEDGEWOOD Electricity,Natural Gas PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre Location,Gated Complex,Private Sett <i>ve/DW</i> ,Garage Door Opener Not Allowed Realty	ting,Recreation Nearby,Shc	opping Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Self managed WEDGEWOOD Electricity,Natural Gas PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions			I/Hot Tub,Works	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Self managed WEDGEWOOD Electricity,Natural Gas PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10'	ting,Recreation Nearby,Shc	opping Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Self managed WEDGEWOOD Electricity,Natural Gas PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6	ting,Recreation Nearby,Shc	opping Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Self managed WEDGEWOOD Electricity,Natural Gas, PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Type Kitchen Dining Room Living Room	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6 16' x 12'	ting,Recreation Nearby,Shc	opping Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Self managed WEDGEWOOD Electricity,Natural Gas. PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Type Kitchen Dining Room Living Room Primary Bedroom	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6 16' x 12' 15'6 x 11'	ting,Recreation Nearby,Shc	opping Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Self managed WEDGEWOOD Electricity,Natural Gas PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Type Kitchen Dining Room Living Room Primary Bedroom Bedroom	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6 16' x 12' 15'6 x 11' 10' x 9'3	ting,Recreation Nearby,Shc	opping Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Self managed WEDGEWOOD Electricity,Natural Gas. PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Type Kitchen Dining Room Living Room Primary Bedroom	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6 16' x 12' 15'6 x 11'	ting,Recreation Nearby,Shc	opping Nearby		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Services Floor (Main):	Self managed WEDGEWOOD Electricity,Natural Gas PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Type Kitchen Dining Room Living Room Living Room Primary Bedroom Bedroom Laundry 1,105 sqft	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6 16' x 12' 15'6 x 11' 10' x 9'3 9' x 6' # Of Rooms:	ting,Recreation Nearby,Shc	Type Bathroom Floor	Dimen # of Pieces	isions Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Site Floor (Main): Finished Floor (Main):	Self managed WEDGEWOOD Electricity,Natural Gas, PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Laundry 1,105 sqft 0 sqft	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty	fing,Recreation Nearby,Sho	Type Bathroom Floor Main	Dimen # of Pieces 3	isions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below):	Self managed WEDGEWOOD Electricity,Natural Gas, PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Laundry 1,105 sqft 0 sqft 0 sqft	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty	ting,Recreation Nearby,Sho	Type Bathroom Floor	Dimen # of Pieces	isions Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Self managed WEDGEWOOD Electricity,Natural Gas, PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Kitchen Dining Room Living Room Primary Bedroom Bedroom Laundry 1,105 sqft 0 sqft 0 sqft 0 sqft	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6 16' x 12' 15'6 x 11' 10' x 9'3 9' x 6' # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Floor 6 1 1	Type Bathroom Floor Main	Dimen # of Pieces 3	isions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Self managed WEDGEWOOD Electricity,Natural Gas PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Laundry 1,105 sqft 0 sqft 0 sqft 0 sqft 1,105 sqft	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6 16' x 12' 15'6 x 11' 10' x 9'3 9' x 6' # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	Floor 6 1 1 None	Type Bathroom Floor Main	Dimen # of Pieces 3	isions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Self managed WEDGEWOOD Electricity,Natural Gas, PL LMS00979 LT 22 L Elevator,Exercise Cent Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets RE/MAX Aldercenter F Kitchen Dining Room Living Room Primary Bedroom Bedroom Laundry 1,105 sqft 0 sqft 0 sqft 0 sqft	D 36 SEC 19 TWP 16 PART SE1/4 tre,Guest Suite,In Suite Laundry,Recre I Location,Gated Complex,Private Sett ve/DW,Garage Door Opener Not Allowed Realty Dimensions 12' x 10' 10' x 6'6 16' x 12' 15'6 x 11' 10' x 9'3 9' x 6' # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Floor 6 1 1 None	Type Bathroom Floor Main	Dimen # of Pieces 3	isions Ensuite? Yes

Rare find- best priced unit in town!GATED!!! One of the nicest & best run 55+ complexes in town. Strata fees cover ELECTRICITY & GAS! This beautiful 2bd/2bth unit has great mountain views & loads of sunshine - perfect for growing those beautiful flowers on your balcony! Spacious living spaces, LOADS of counter space & large bedrooms. Room for your biggest furniture including your dining suite & hutch. Tasteful updates & new flooring throughout, fresh paint. TwO guest suites so that visitors have their own space. WORKSHOP available for your handyman projects and a SAUNA/HOT TUB to soak away your worries of the day. Head to the LIBRARY before heading in for the night or go sit on the ROOFTOP PATIO & enjoy the views. This complex is one of the nicest in town - don't skip this one! 55+ no pets

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