

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	1	Age:	6
Lot Area:		Full Baths:	1	Zoning:	C-5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,949.80
Rear Yard Exp:		Maint. Fee:	331.66	For Tax Year:	2024
View:	No			P.I.D.:	030-630-274

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	273 - Total Units in Strata: 273
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	La Galleria
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 198 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3792TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15' x 13'			
Main	Kitchen	10' x 10'			
Main	Primary Bedroom	11' x 11'6			
Main	Den	6'8 x 7'5			
Main	Solarium	11' x 15'			

Finished Floor (Main):	738 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	738 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	738 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The ever popular La Galleria. This is a fantastic 1 bedroom and spacious den overlooking the quiet courtyard. Truly an elegant suite offering stainless appliances (gas range), granite counter tops with raised eating bar, air-conditioning/heat pump, double sinks in washroom with in floor heating. Extra large enclosed solarium with retractable glass windows for ample fresh air and year round use. Gas hook up for bbq, 2 underground parking spaces and a bonus roll down garage door for additional storage needs. 2 pets up to 15kg allowed. If you are looking for an affordable yet top notch condo with many extras, here it is.