

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	3	Age:	40
Lot Area:		Full Baths:	3	Zoning:	RM60
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,173.43
Rear Yard Exp:		Maint. Fee:	535.33	For Tax Year:	2024
View:				P.I.D.:	002-240-378

Style of Home:	End Unit,Rancher/Bungalow w/Bsmt.	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	50
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: PACIFIC QUORUM

Complex / Subdiv: Willband Creek Park

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 26, PLAN NWS2021, PART NW1/4, 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: Air Cond./Central

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

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.

Listing Broker(s): RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'9"			
Main	Dining Room	11'7" x 9'10"			
Main	Kitchen	11' x 6'6"			
Main	Primary Bedroom	11'6" x 14'6"			
Main	Bedroom	10' x 10'6"			
Bsmt	Recreation Room	13' x 26'9"			
Bsmt	Bedroom	13'8" x 18'			

Finished Floor (Main):	1,135 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,135 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Finished Floor (Total):	2,270 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,270 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Karlan built WILLBAND CREEK PARK.....Rancher style living with a full walk out basement. This end unit has had some updates since new which are a newer kitchen with quartz counters, new high efficiency furnace and AC. All the living could be on the main floor including laundry. Downstairs has a family room with a cozy gas fireplace and another large bedroom with a full bathroom plus a large storage area and workshop. This unit backs on to a peaceful green space. The complex is located in central Abbotsford within walking distance to 7 Oaks Mall, Mill Lake, Banking and Restaurants. Horn Park is at your doorstep. 55 plus age restriction and smaller pets allowed.