

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,054.32
Rear Yard Exp:	Southeast	Maint. Fee:	409.57	For Tax Year:	2023
View:	Yes			P.I.D.:	016-976-240

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	
Renovations:		Units in Dev:	189 - Total Units in Strata: 189
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : City Of Abbotsford
Mgmt. Company:	Century 21 Prudential - 604-278-2121
Complex / Subdiv:	Regency Park
Services Connected:	Community,Electricity
Legal:	SL.143 SEC.21 TWP.16 NWD ST.PL.NW.3070
Amenities:	Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Indoor,Sauna/Steam Room,Storage,Swirlpool/Hot Tub
Site Influences:	Adult Oriented
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions
Listing Broker(s):	Vybe Realty, Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'3 x 14'6			
Main	Bedroom	9'5 x 12'4			
Main	Living Room	14'7 x 16'			
Main	Kitchen	11'11 x 11'5			
Main	Dining Room	14'6 x 12'1			
Main	Flex Room	20' x 6'8			

Finished Floor (Main):	1,288 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	17	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,288 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,288 sqft	# Of Pets:	Cats: No, Dogs: No			

Welcome to Regency Park- Abbotsford's Premier Condo living with SPECTACULAR VIEWS. This bright and well cared for 2 bedroom & 2 bathroom home is one of the largest floor plans in the building. Spacious living with ample storage, huge windows and a traditional layout, it's move in ready! This home has expansive views of the city of Abbotsford, especially lit up at night, and is located on the quiet part of the complex. Corner unit with enclosed solarium for year round living. 2 parking spots, storage locker, pool, hot tub/sauna and gym- you'll feel like you're living in a resort! Very easy access to transit, shopping, walking trails, and minutes to HW1 and HWY 11 for very quick commutes! 55+ building, no rental restrictions, pets not allowed. You must see for yourself!