

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1981
Frontage (ft):		Bathrooms:	2	Age:	44
Lot Area:		Full Baths:	1	Zoning:	RMM
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,419.12
Rear Yard Exp:	East	Maint. Fee:	440.00	For Tax Year:	2024
View:	Yes			P.I.D.:	002-958-252

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,RV Parking Avail.
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Mt Baker and City
Mgmt. Company:	Steadfast - 604-864-6400
Complex / Subdiv:	Evergreen Village
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 179, PLAN NWS1737, PART SE1/4, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST 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,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Pool; Indoor,Recreation Center,Storage,Swirlpool/Hot Tub,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Age Restrictions,Pets Not Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'10 x 8'10			
Main	Living Room	12'8 x 17'11			
Main	Dining Room	10'4 x 10'6			
Main	Primary Bedroom	10'9 x 20'6			
Main	Bedroom	9' x 10'6			
Main	Storage	8'10 x 4'10			
Main	Foyer	4'10 x 5'3			

Finished Floor (Main):	1,088 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,088 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,088 sqft	# Of Pets:	Cats: No, Dogs: No			

Mt Baker View!!! Renovation! Renovation! Welcome to Evergreen Village, one of the best run 55+ buildings in Abbotsford. Features include; swimming pool, hot tub, workshop, library, pool table, ping pong table, roof top deck, outdoor garden, amenities room, guest suites, RV parking and more! This 2 bedroom 2 bathroom condo has been completely renovated; new kitchen with quarts counter tops and stainless steel appliances, new flooring, all new fixtures, new paint and feature walls and more! Parking Available for 2 or more cars or RV. No Pets Allowed. Call Today.