

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	2	Age:	4
Lot Area:	Full Baths:	2	Zoning:	RMU
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,000.00
Rear Yard Exp:	Maint. Fee:	345.84	For Tax Year:	2024
View:	Yes		P.I.D.:	031-425-178

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Glass,Mixed,Other	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Valley
Mgmt. Company:	Associa British Columbia Inc. - 604-591-6060
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 66, DISTRICT LOT 20, TOWNSHIP 16, NEW WESTMINSTER DISTRICT STRATA PLAN EPS7620 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 13'10			
Main	Kitchen	9' x 9'3			
Main	Primary Bedroom	14'2 x 10'			
Main	Bedroom	10'5 x 10'6			
Main	Solarium	13'4 x 8'6			
Main	Steam Room	9'0 x 5'8			

Finished Floor (Main):	1,084 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,084 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,084 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Experience luxury living in the heart of Abbotsford with this stunning condo, offering breathtaking views and modern conveniences. This elegant home features a spacious master bedroom with an ensuite bath, along with an additional guest bedroom and bathroom. High ceilings enhance the open feel, while the impressive 127 sq. ft. solarium provides a perfect space to unwind and enjoy the city lights. Residents can also take advantage of premium amenities, including an exercise room, amenity room, ample storage, and two designated parking stalls. Call today for your personal tour.