

R2419292
Apartment/Condo

311 2435 CENTER STREET
Abbotsford
Abbotsford West
V2T 2N4

Residential Attached



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1996**
 Bedrooms: **2** Age: **23**
 Lot Area: Bathrooms: **2** Zoning: **RML**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,577.97**
 Rear Yard: Half Baths: **0** For Tax Year: **2019**
 Exp: Maint. Fee: **\$317.01** P.I.D.: **023-164-361**
 Mgmt. Co's Name: **Teamwork Prop Mgt**
 Mgmt. Co's Phone: **604-854-1734**
 View: **No**
 Complex / Subdiv: **Cedar Grove**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick,Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Electric,Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Add. Parking Avail.,Garage Underbuilding**
 Locker: **Yes**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Vinyl/Linoleum,Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Gas,Hot Water,Management**
 Legal: **PLAN LMS2061, LOT 30, LD 36, SEC 19, TWN 16**
 Amenities: **Club House,Guest Suite,In Suite Laundry,Workshop Attached**
 Site Influences: **Central Location,Shopping Nearby**
 Features: **Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 11'2			x			x
Main	Kitchen	10'5 x 10'			x			x
Main	Dining Room	13'9 x 8'4			x			x
Main	Master Bedroom	12'8 x 11'5			x			x
Main	Bedroom	12'8 x 8'10			x			x
Main	Laundry	10' x 6'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,007	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No
Finished Floor (Basement):	0	# of Pets: 1 Cats: Yes Dogs: Yes			3			
Finished Floor (Total):	1,007 sq. ft.	# or % of Rentals Allowed:			4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed			5			
Grand Total:	1,007 sq. ft.	Basement: None			6			
					7			
					8			

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Well Run CEDAR GROVE PLACE. Large over 1000 sq.ft. CORNER UNIT facing the quiet side. Great layout with good sized rooms, including in-suite laundry/storage room. Amenities include a Guest Suite, Workshop and Storage Locker. Gas Fireplace (included in mtce fees) provides enough heat to not require the electric heat. Bldg Roof redone in 2018 and healthy Contingency Fund. All ages welcome, No Rentals and 1 dog or 1 cat allowed. AVAILABLE for IMMEDIATE OCCUPANCY.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.