

R2489142
Apartment/Condo

203 2678 MCCALLUM ROAD
Abbotsford
Central Abbotsford
V2S 6X3

Residential Attached
\$253,000 (LP)



Depth/Size (ft.):
Frontage (ft.):
Approx. Yr Built: **1988**
Bedrooms: **2**
Age: **32**
Lot Area
Bathrooms: **2**
Zoning: **RML**
Flood Plain: **No**
Full Baths: **1**
Gross Taxes: **\$1,369.83**
Rear Yard
Half Baths: **1**
For Tax Year: **2020**
Exp:
Maint. Fee: **\$294.00**
P.I.D.: **009-098-755**
Mgmt. Co's Name: **Campbell**
Mgmt. Co's Phone: **604-864-0380**
View: **Yes: Baker**
Complex / Subdiv: **PANAROMA TERRACE**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: Rancher/Bungalow	Total Parking: 2 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Garage Underbuilding, Visitor Parking
Exterior: Brick, Mixed, Stucco	Locker: Yes
Foundation: Concrete Perimeter	Dist. to Transit: Dist to School Bus:
Rain Screen:	Units in Development: 55 Total Units in Strata: 55
Renovations:	Title to Land: Freehold Strata
# of Fireplaces: 0	Property Disc.: Yes
Fireplace Fuel:	PAD Rental:
Water Supply: City/Municipal	Fixtures Leased: No
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: No
Outdoor Area: Balcony(s)	Floor Finish:
Type of Roof: Torch-On	

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal, Water**
 Legal: **STRATA PLAN 22, PLANNWS2667, PART SW1/4 SECTION 22, TOWNSHIP 16, NW LAND DISTRICT, T**
 Amenities: **Elevator, Guest Suite, In Suite Laundry, Recreation Center, Workshop Attached**
 Site Influences: **Adult Oriented**
 Features: **CithWsh/Dry/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 8'			x			x
Main	Dining Room	9'10 x 9'4			x			x
Main	Living Room	17'5 x 12'9			x			x
Main	Master Bedroom	14' x 10'10			x			x
Main	Bedroom	10' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,056	# of Rooms: 5 # of Kitchens: 1 # of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	0	Restricted Age:	2	Main	2	Yes
Finished Floor (Basement):	0	# of Pets: 1 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	1,056 sq. ft.	# or % of Rentals Allowed:	4			No
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed	5			No
Grand Total:	1,056 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **Vybe Realty**

Central location for this 45+ building. Lots of updates including all new flooring, paint, crown moldings, light fixtures, stainless steel appliances. 2 bedroom & 2 bathrooms that have also been redone with new plumbing, tiles and vanities. Many more updates that need to be seen so book your viewing and don't miss out on this awesome unit.

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