

R2495612
Apartment/Condo

403 33708 KING ROAD
Abbotsford
Poplar
V2S 8C6

Residential Attached
\$359,900 (LP)



Depth/Size (ft.):
Frontage (ft.):
Bedrooms: **2**
Age: **25**
Lot Area
Bathrooms: **2**
Zoning: **RML**
Flood Plain: **No**
Full Baths: **2**
Gross Taxes: **\$1,840.19**
Rear Yard
Half Baths: **0**
For Tax Year: **2019**
Exp:
Maint. Fee: **\$402.39**
P.I.D.: **019-175-469**
Mgmt. Co's Name: **Associa**
View:
Complex / Subdiv: **College Park**
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground,Visitor Parking**
Dist. to Transit: Dist to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Gas,Hot Water,Management,Snow removal,Water**
Legal: **ST LOT 99, PL LMS1860,SEC10,TP16, NWD, TOGETHER WITH AN INTEREST IN THE COMMON P**
Amenities: **Elevator,Exercise Centre,Guest Suite,In Suite Laundry**
Site Influences: **Central Location,Private Setting**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 11'8			x			x
Main	Kitchen	11'6 x 11'6			x			x
Main	Dining Room	10'2 x 8'6			x			x
Main	Master Bedroom	16'3 x 11'3			x			x
Main	Bedroom	12'0 x 9'0			x			x
Main	Laundry	7'8 x 6'5			x			x
Main	Foyer	14'4 x 5'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,120	# of Rooms: 7 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	3	No
Finished Floor (Below):	0	Restricted Age:	2			No
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	1,120 sq. ft.	# or % of Rentals Allowed:	4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allw d w/Restrctns	5	Main	4	Yes
Grand Total:	1,120 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

WOW this top floor corner suite is the bomb! One of the largest suites and definitely the best location . Set at the back facing S/E into the trees and greenery . When you walk into this beautiful suite, you will know right away .. You will feel like you have come home . Large open plan living area is surrounded by bright windows . The kitchen is a dream and very functional . Main Bedroom is very large with a bright sunny window and a walk thru closet into the private ensuite.. Crown moldings set off the elegance of the space and there have been thousands of dollars spent on upgraded tiles and stone work. 200 sq ft of private outdoor balcony would be perfect for that morning coffee. This is not your average condo experience. Guest suite is just down the hall . 2 parking spaces underground