

R2518053
Townhouse

89 35287 OLD YALE ROAD
Abbotsford
Abbotsford East
V3G 8H5

Residential Attached
\$558,000 (LP)



Depth/Size (ft.):
Frontage (ft.):
Bedrooms: **3**
Age: **16**
Lot Area
Bathrooms: **4**
Zoning: **N2**
Flood Plain: **No**
Full Baths: **3**
Gross Taxes: **\$2,592.88**
Rear Yard
Half Baths: **1**
For Tax Year: **2020**
Exp:
Maint. Fee: **\$403.57**
P.I.D.: **025-933-540**
Mgmt. Co's Name: **Quay Pacific**
Mgmt. Co's Phone: **604-371-2208**
View: **Yes: VALLEY**
Complex / Subdiv: **THE FALLS AT EAGLE MOUNTAIN**
Services Connected: **Community,Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: End Unit	Total Parking: 2 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Vinyl	Dist. to Transit: Dist to School Bus:
Foundation: Concrete Perimeter	Units in Development: 97 Total Units in Strata: 97
Rain Screen:	Title to Land: Freehold Strata
Renovations: Partly	Property Disc.: Yes
# of Fireplaces: 1	PAD Rental:
Fireplace Fuel: Electric	Fixtures Leased:
Water Supply: City/Municipal	Fixtures Rmvd:
Fuel/Heating: Forced Air,Natural Gas	Floor Finish: Laminate,Tile
Outdoor Area: Balcony(s),Fenced Yard,Patio(s)	
Type of Roof: Asphalt	

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Snow removal**
 Legal: **STRATA LOT 81, PLAN LMS3795, SECTION 13, TOWNSHIP 16, NEW WESTMINSTER LAND DISTR**
 Amenities: **In Suite Laundry**
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 9'			x			x
Main	Dining Room	11'8 x 9'8			x			x
Main	Living Room	20' x 12'10			x			x
Above	Master Bedroom	14' x 11'8			x			x
Above	Bedroom	9'7 x 9'4			x			x
Above	Bedroom	9'4 x 9'1			x			x
Below	Recreation Room	18' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	728	# of Rooms: 7 # of Kitchens: 1 # of Levels: 3	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	688	Crawl/Bsmt. Height:	1	Main	2	No
Finished Floor (Below):	450	Restricted Age:	2	Below	3	No
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3	Above	3	Yes
Finished Floor (Total):	1,866 sq. ft.	# or % of Rentals Allowed:	4	Above	4	Yes
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns	5			
Grand Total:	1,866 sq. ft.	Basement: Fully Finished	6			
			7			
			8			

Listing Broker(s): **Royal LePage Sterling Realty**

You do not want to miss out on this rarely available end unit at "The Falls". With one of the largest and most desirable floorplans in the complex, this well-kept and tastefully updated home offers a main floor consisting of a modern kitchen with a large island next to the dining space as well as a beautifully updated living room and 2 piece powder room. Upstairs includes 3 spacious bedrooms with the master featuring a valley view and full ensuite. The lower level rec room is perfect for a man cave, home theater or teenagers room with it's own 3pc bath. To top it off a completely private back yard and double garage make this a must to see. Close to Delair Park, Parallel Marketplace, restaurants,community centre,schools,transit and easy hwy access. Call for a private viewing.

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