

**R2603045**  
Apartment/Condo

**134 2700 MCCALLUM ROAD**  
Abbotsford  
Central Abbotsford  
V2S 6X9

Residential Attached



Depth/Size (ft.):  
Frontage (ft.):  
Bedrooms: **1**  
Age: **32**  
Lot Area  
Bathrooms: **1**  
Zoning: **RML**  
Flood Plain:  
Full Baths: **1**  
Gross Taxes: **\$1,316.99**  
Rear Yard Exp:  
Half Baths: **0**  
For Tax Year: **2021**  
Maint. Fee: **\$346.21**  
P.I.D.: **026-898-357**  
Mgmt. Co's Name: **Campbell**  
View:  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation:  
Rain Screen:  
Renovations:  
# of Fireplaces:  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Metal**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **No**  
Dist. to Transit: Dist to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased:  
Fixtures Rmvd:  
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**  
Legal: **LOT 109 SECTION 22 TOWNSHIP 16 PLAN BCS02129 NWD TOGETHER WITH AN INTEREST IN TH**  
Amenities: **In Suite Laundry**  
Site Influences: **Central Location, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'9 x 6'4			x			x
Main	Living Room	11'9 x 15'11			x			x
Main	Kitchen	11'10 x 7'10			x			x
Main	Bedroom	10'6 x 14'3			x			x
Main	Office	8'6 x 12'4			x			x
Main	Foyer	6'11 x 5'			x			x
Main	Walk-In Closet	7' x 5'1			x			x
Main	Storage	5'1 x 4'2			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>922</b>	# of Rooms: <b>8</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	<b>Main</b>	<b>4</b>	<b>No</b>
Finished Floor (Below):	<b>0</b>	Restricted Age:	2			<b>No</b>
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3			<b>No</b>
Finished Floor (Total):	<b>922 sq. ft.</b>	# or % of Rentals Allowed:	4			<b>No</b>
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>	5			<b>No</b>
Grand Total:	<b>922 sq. ft.</b>	Basement: <b>None</b>	6			<b>No</b>
			7			<b>No</b>
			8			<b>No</b>

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

**The popular Seasons complex! CONVENIENT LOCATION just steps away from the trendy Historic Downtown Abbotsford with boutique shops, coffee shops, and restaurants. RENTALS ALLOWED! Pet and family friendly! You will appreciate the open and SPACIOUS layout with over 900 sq. ft. 1 bedroom PLUS den/office-easy make a 2nd bedroom with a door! Features included: In-suite laundry, eat up bar, walk-in closet, pantry/storage space, secure underground parking. Extensive exterior renovations almost complete. Great opportunity for investors and to get in the market! Book your showing today!**

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'.