

R2621806
Apartment/Condo

202 33478 ROBERTS AVENUE
Abbotsford
Central Abbotsford
V2S 8E1

Residential Attached
\$299,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1995**
 Bedrooms: **1** Age: **26**
 Lot Area: Bathrooms: **1** Zoning: **RML**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,319.75**
 Rear Yard: Half Baths: **0** For Tax Year: **2021**
 Exp: Maint. Fee: **\$239.16** P.I.D.: **023-393-157**
 Mgmt. Co's Name: **GC Management**
 Mgmt. Co's Phone: **604-850-5151**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Water**

Style of Home: Inside Unit	Total Parking: 1 Covered Parking: 1 Parking Access:
Construction: Frame - Wood,Other	Parking: Garage Underbuilding,Garage; Underground
Exterior: Mixed	Locker: Yes
Foundation:	Dist. to Transit: Dist to School Bus:
Rain Screen:	Units in Development: 71 Total Units in Strata: 71
Renovations:	Title to Land: Freehold Strata
# of Fireplaces: 1	Property Disc.: Yes
Fireplace Fuel: Gas - Natural	PAD Rental:
Water Supply: City/Municipal	Fixtures Leased: No
Fuel/Heating: Baseboard,Electric,Natural Gas	Fixtures Rmvd: No
Outdoor Area: Balcony(s)	Floor Finish:
Type of Roof: Asphalt	

Maint Fee Inc: **Gas,Management,Water**
 Legal: **STRATA LOT 19 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS2347**
 Amenities: **Elevator,In Suite Laundry,Storage**
 Site Influences: **Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'1 x 9'0			x			x
Main	Dining Room	12'2 x 9'0			x			x
Main	Living Room	12'2 x 12'6			x			x
Main	Bedroom	11'0 x 14'5			x			x
Main	Foyer	7'9 x 7'10			x			x
Main	Patio	20'3 x 10'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	734	# of Rooms: 6 # 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	Yes
Finished Floor (Below):	0	Restricted Age:	2			No
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	734 sq. ft.	# or % of Rentals Allowed: 5	4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns	5			No
Grand Total:	734 sq. ft.	Basement: None	6			No
			7			No
			8			No

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

Welcome to Aspen Creek a 71 unit complex located in central Abbotsford. This building is conveniently located within walking distance from Abbotsford's Historic Downtown, featuring; parks, shops, restaurants and more. Great access to Hwy #1 and other major routes. This 734 Sq Ft 1 bedroom is very well maintained with tasteful updates throughout including stainless steel appliances and HUGE 20' 10' balcony. Dogs and Cats allowed with restrictions, bbq's allowed and rentals allowed with restrictions. Catch it while it lasts, call today for more information.

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'.