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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1994 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 29 |
| Lot Area: | | Full Baths: | 2 | Zoning: | RML |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$1,348.72 |
| Rear Yard Exp: | | Maint. Fee: | 353.93 | For Tax Year: | 2022 |
| View: | No | | | P.I.D.: | 018-841-571 |

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|-------------------------|-------------------------|-------------------------|-----------------------|
| Style of Home: | Upper Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Concrete,Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Mixed | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt,Tar & Gravel | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Storm Sewer,Water |
| Legal: | STRATA LOT 89 PLAN LMS1167 SECTION 10 TOWNSHIP 16 LAND DISTRICT 36 TOGETHER WITH |
| Amenities: | Bike Room,Exercise Centre,Guest Suite |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Sutton Group-West Coast Realty (Abbotsford) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|------------|
| Main | Foyer | 7'0 x 4'8 | Main | Laundry | 8'4 x 5'0 |
| Main | Kitchen | 8'1 x 15'1 | | | |
| Main | Dining Room | 6'11 x 11'4 | | | |
| Main | Living Room | 14'11 x 11'7 | | | |
| Main | Bedroom | 11'0 x 8'5 | | | |
| Main | Primary Bedroom | 14'7 x 10'2 | | | |
| Main | Walk-In Closet | 4'0 x 6'9 | | | |

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|--------------------------------|----------|---------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 915 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 915 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 915 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

TOP FLOOR 2 bedroom 2 full bathroom condo in one of the most desirable locations in Abbotsford! Walking distance to UFV, McCallum Junction, Abbotsford Entertainment Centre, Highway 1 and all levels of schools! Being so central makes this an amazing investment property or place to call home! Some features include 2 side by side underground parking stalls, living room gas fireplace and water included in the strata fees, rentable guest suite, workout room, amenities room, and new vinyl flooring in living room. RENTALS ALLOWED plus Pets Allowed with restrictions. Partial galley kitchen with a ton of counter space & storage which opens up to the living/dining room. Spacious Master bedroom with walk through closet leading to the master bath. Call today for more information or to book a showing.