

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	C5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,341.24
Rear Yard Exp:		Maint. Fee:	424.82	For Tax Year:	2023
View:	Yes			P.I.D.:	031-396-950

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	70
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Remi - 604-530-9944
Complex / Subdiv:	Ventura
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	SL 21, PL EPS7281,S21, TWP 16, NWLD,
Amenities:	Air Cond./Central,Bike Room,Elevator,Exercise Centre,Green House,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 11'7	Main	Patio	16'2 x 8'
Main	Dining Room	11'4 x 6'8			
Main	Kitchen	10' x 9'9			
Main	Primary Bedroom	12'11 x 10'1			
Main	Bedroom	13'3 x 9'3			
Main	Walk-In Closet	7'9 x 4'10			
Main	Foyer	4' x 5'11			

Finished Floor (Main):	1,028 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,028 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,028 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful 2 bedroom PLUS den, corner unit, with large windows all around, allowing for loads of sunshine and natural light. Open concept. The den would make a great baby room or a home office. Higher end appliances, gas stove, huge island in the kitchen. Gas & hot water is included in the strata fees. 2 parking spaces and a huge locker. Amenities include: Bike room, party room, Gym, dog wash, covered gathering area with fire pit, visitors parking. In the heart of Central Abbotsford, steps to Seven Oaks mall, banks, Hospital and transit. Don't miss out on this beautiful home. Easy to show!

