

<b>Depth/Size (ft):</b>	STRATA	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1975
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	49
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RMS
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$762.04
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	634.47	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-271-318

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife Advantage - 604-858-7368
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 50, PLAN NWS309, PART SW1/4, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Pool; Outdoor,Shared Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Dishwasher,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 19'9			
Main	Dining Room	7'9 x 8'2			
Main	Kitchen	8'0 x 7'5			
Main	Bedroom	9'5 x 11'0			
Main	Primary Bedroom	10'5 x 14'7			
Main	Walk-In Closet	6'11 x 7'0			
Main	Foyer	4'8 x 5'5			

<b>Finished Floor (Main):</b>	926 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	926 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	926 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: No			

Grab the best deal!!! Before its too late.. Great 2 bedroom 1 bathroom unit very clean, spacious bedroom with bright kitchen and huge living room, Updated appliances, carpet also comes with 2 parking spots and 1 storage locker in Forest Village located in central Abbotsford. Close to schools, shopping, Highway and few minutes walk to UFV. Building has 2 EV chargers for residents, Rentals allowed and building has outdoor swimming pool. NO age restrictions. FANTASTIC opportunity for First Time Home Buyer.