314 32445 SIMON AVENUE ABBOTSFORD

Abbotsford West, V2T 0G7

	Abbotsford West, V2T 0G7					
Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	lt: 2019	9
rontage (ft):		Bathrooms:	2	Age:	5	
ot Area:		Full Baths:	2	Zoning:	MF	
lood Plain:	No	Half Baths:	0	Gross Taxes:		07.74
ear Yard Exp:	North	Maint. Fee:	455.19	For Tax Year:	2023	
/iew:	Yes			P.I.D.:		630-401
tyle of Home:	1 Storey,Corner Unit		Parking:	Total: 2 - Covered:	2	
onstruction:	Frame - Wood		Covered Parking:	2		
xterior:	Fibre Cement Board,	/lixed,Wood	Parking Access:	Side		
oundation:			Parking:	Garage; Undergro	und	
ain Screen:	Full		Locker:	Yes		
enovations:			Units in Dev:	278 - Total Units ir	n Strata: 278	
of Fireplaces:	1 - Fuel: Electric		Distance to:		-	
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
iel/Heating:	Baseboard,Electric		Property Disc:	Yes		
utdoor Area:	Patio(s) & Deck(s)		PAD Rental:			
/pe of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
iew:	Yes : facing north	co				
Igmt. Company:	Associa - 604-591-60	60				
gmt. Company: omplex / Subdiv:	Associa - 604-591-60 LA GALLERIA					
gmt. Company: omplex / Subdiv: ervices Connected:	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL	60 s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI PERTY IN PROPORTION TO THE UNIT				AN INTEREST I
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL THECOMMON PROP Bike Room,Elevator,E Central Location,Golf Air Conditioning,ClthV Pets Allowed w/Rest., Stonehaus Realty Con	s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI ERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Wheek Course Nearby,Paved Road,Recreation Vsh/Dryr/Frdg/Stve/DW Rentals Allowed,Rentals Allwd w/Restr rp., Stonehaus Realty Corp.	ENTITLEMENT OF THE S chair Access n Nearby,Shopping Nearby ctns	TRATA LOT AS SHOW	'N ON FORM V	sions
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL THECOMMON PROP Bike Room,Elevator,E Central Location,Golf Air Conditioning,ClthV Pets Allowed w/Rest., Stonehaus Realty Con Type Living Room Kitchen	s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI PERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Wheel Course Nearby,Paved Road,Recreation Vsh/Dryr/Frdg/Stve/DW Rentals Allowed,Rentals Allwd w/Restr rp., Stonehaus Realty Corp. Dimensions 18'0 x 15'6 11'2 x 9'2	FINTITLEMENT OF THE S chair Access Nearby,Shopping Nearby ctns	TRATA LOT AS SHOW	IN ON FORM V	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL THECOMMON PROP Bike Room,Elevator,E Central Location,Golf Air Conditioning,ClthV Pets Allowed w/Rest., Stonehaus Realty Cou Type Living Room Kitchen Den	s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI PERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Wheeld Course Nearby,Paved Road,Recreation Vsh/Dryr/Frdg/Stve/DW Rentals Allowed,Rentals Allwd w/Restr rp., Stonehaus Realty Corp. Dimensions 18'0 x 15'6 11'2 x 9'2 7'2 x 10'2	FINTITLEMENT OF THE S chair Access Nearby,Shopping Nearby ctns	TRATA LOT AS SHOW	IN ON FORM V	sions
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: /law Restric: sting Broker(s): oor ain ain ain ain ain ain ain	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL THECOMMON PROP Bike Room,Elevator,E Central Location,Golf Air Conditioning,ClthV Pets Allowed w/Rest., Stonehaus Realty Con Type Living Room Kitchen Den Primary Bedroom Walk-In Closet Bedroom Foyer	s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI PERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Wheel Course Nearby,Paved Road,Recreation Vsh/Dryr/Frdg/Stve/DW Rentals Allowed,Rentals Allwd w/Restr rp., Stonehaus Realty Corp. Dimensions 18'0 x 15'6 11'2 x 9'2 7'2 x 10'2 10'3 x 16'10 8'3 x 5'2 10'0 x 11'6 7'3 x 5'7	FINTITLEMENT OF THE S chair Access Nearby,Shopping Nearby ctns Floor Main	TRATA LOT AS SHOW	/N ON FORM V Dimen 17'9 x 1	isions 11'4
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL THECOMMON PROP Bike Room,Elevator,E Central Location,Golf Air Conditioning,ClthV Pets Allowed w/Rest., Stonehaus Realty Con Type Living Room Kitchen Den Primary Bedroom Walk-In Closet Bedroom Foyer 1,120 sqft	s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI PERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Wheel Course Nearby,Paved Road,Recreation Vsh/Dryr/Frdg/Stve/DW Rentals Allowed,Rentals Allwd w/Restr rp., Stonehaus Realty Corp. Dimensions 18'0 x 15'6 11'2 x 9'2 7'2 x 10'2 10'3 x 16'10 8'3 x 5'2 10'0 x 11'6 7'3 x 5'7 # Of Rooms:	ENTITLEMENT OF THE S chair Access Nearby,Shopping Nearby ctns Floor Main	TRATA LOT AS SHOW Type Solarium Bathroom Floor	/N ON FORM V Dimen 17'9 x 1 # of Pieces	sions 11'4 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL THECOMMON PROP Bike Room,Elevator,E Central Location,Golf Air Conditioning,ClthV Pets Allowed w/Rest., Stonehaus Realty Con Type Living Room Kitchen Den Primary Bedroom Walk-In Closet Bedroom Foyer 1,120 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI PERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Wheek Course Nearby,Paved Road,Recreation Vsh/Dryr/Frdg/Stve/DW Rentals Allowed,Rentals Allwd w/Restr rp., Stonehaus Realty Corp. Dimensions 18'0 x 15'6 11'2 x 9'2 7'2 x 10'2 10'3 x 16'10 8'3 x 5'2 10'0 x 11'6 7'3 x 5'7 # Of Rooms: # Of Kitchens:	ENTITLEMENT OF THE S chair Access Nearby,Shopping Nearby ctns Floor Main	TRATA LOT AS SHOW Type Solarium Bathroom Floor Main	IN ON FORM V Dimen 17'9 x 17'9 x 5	Isions 11'4 Ensuite? Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL THECOMMON PROP Bike Room,Elevator,E Central Location,Golf Air Conditioning,CithV Pets Allowed w/Rest., Stonehaus Realty Con Type Living Room Kitchen Den Primary Bedroom Walk-In Closet Bedroom Foyer 1,120 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI PERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Wheek Course Nearby,Paved Road,Recreation Vsh/Dryr/Frdg/Stve/DW Rentals Allowed,Rentals Allwd w/Restr rp., Stonehaus Realty Corp. Dimensions 18'0 × 15'6 11'2 × 9'2 7'2 × 10'2 10'3 × 16'10 8'3 × 5'2 10'0 × 11'6 7'3 × 5'7 # Of Rooms: # Of Kitchens: # Of Levels:	ENTITLEMENT OF THE S chair Access Nearby,Shopping Nearby ctns Floor Main	TRATA LOT AS SHOW Type Solarium Bathroom Floor Main	IN ON FORM V Dimen 17'9 x 17'9 x 5	Isions 11'4 Ensuite? Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain	Associa - 604-591-60 LA GALLERIA Electricity,Natural Gas STRATA LOT 211, PL THECOMMON PROP Bike Room,Elevator,E Central Location,Golf Air Conditioning,ClthV Pets Allowed w/Rest., Stonehaus Realty Con Type Living Room Kitchen Den Primary Bedroom Walk-In Closet Bedroom Foyer 1,120 sqft 0 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Water AN EPS3792, SECTION 20, TOWNSHI PERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Wheek Course Nearby,Paved Road,Recreation Vsh/Dryr/Frdg/Stve/DW Rentals Allowed,Rentals Allwd w/Restr rp., Stonehaus Realty Corp. Dimensions 18'0 × 15'6 11'2 × 9'2 7'2 × 10'2 10'3 × 16'10 8'3 × 5'2 10'0 × 11'6 7'3 × 5'7 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	ENTITLEMENT OF THE S chair Access Nearby,Shopping Nearby ctns Floor Main 8 1 None	TRATA LOT AS SHOW Type Solarium Bathroom Floor Main	IN ON FORM V Dimen 17'9 x 17'9 x 5	Isions 11'4 Ensuite? Yes

LUXURY CORNER UNIT with loads of square footage and TWO PARKING SPACES. La Galleria is the ultimate apartment building in Abbotsford. Luxury features throughout, including: air-conditioning, stone counter tops, stainless appliances (including gas stove), luxury vinyl plank flooring, heated bathroom floors, fog-free mirrors and our personal favourite; a 244sqft GLASS-ENCLOSED SOLARIUM which can be used year round! Natural light galore, with windows in multiple directions. Best storage lockers on the market; metal roll-up door located right behind your parking space and with a power source. Exercise center right in your building, and just steps or short minutes from eveything else!

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'. This communication is not intended to solicit properties already listed for sale.