

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,007.74
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	455.19	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-630-401

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	278 - Total Units in Strata: 278
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : facing north
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	LA GALLERIA
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 211, PLAN EPS3792, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 15'6	Main	Solarium	17'9 x 11'4
Main	Kitchen	11'2 x 9'2			
Main	Den	7'2 x 10'2			
Main	Primary Bedroom	10'3 x 16'10			
Main	Walk-In Closet	8'3 x 5'2			
Main	Bedroom	10'0 x 11'6			
Main	Foyer	7'3 x 5'7			

<b>Finished Floor (Main):</b>	1,120 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,120 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,120 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: 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 everything else!