

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	27
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,790.60
Rear Yard Exp:		Maint. Fee:	459.87	For Tax Year:	2023
View:	No			P.I.D.:	024-266-167

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	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	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork Property Management - 604-854-1734
Complex / Subdiv:	College Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS2704 LT 76 LD 36 SEC 10 TWP 16. 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.
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 12'6	Main	Foyer	4'9 x 5'0
Main	Dining Room	13'11 x 10'2			
Main	Kitchen	12'11 x 10'9			
Main	Primary Bedroom	14'1 x 11'7			
Main	Walk-In Closet	8'1 x 4'2			
Main	Bedroom	9'1 x 11'0			
Main	Laundry	13'5 x 6'0			

Finished Floor (Main):	1,138 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,138 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,138 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

College Park Place! This 2nd floor unit is located in the new U-District neighborhood of Abbotsford and is one of the larger floorplans available in the complex. The kitchen features quartz countertops with marble tile backsplash & S/S appliances. Open concept living with generous sized living room & dining room with crown moldings, gas f/p & oversized laundry room. Large south facing deck where you can have an electric BBQ. Ideal location of the building away from the street & close to the elevator. Easy walk to Abbotsford Centre & UFV. Minutes drive to the Hospital, Hwy 1, Mill Lake, US border & Abbotsford Airport. Two underground parking spaces, storage locker, 1 guest suite at a very reasonable rate plus a gym. Two pets are allowed here with restrictions & quick possession is possible!