

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	RMG
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,302.11
Rear Yard Exp:		Maint. Fee:	159.26	For Tax Year:	2023
View:				P.I.D.:	031-825-869

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	66 - Total Units in Strata: 66
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Campbell Strata Management
Complex / Subdiv:	Unity
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 20, PLAN EPS8537, SECTION 9, 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 V
Amenities:	Bike Room,Elevator,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Range Top,Refrigerator
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12'12 x 9'9			
Main	Kitchen	12'12 x 9'			
Main	Primary Bedroom	12'8 x 9'8			
Main	Bedroom	9'6 x 9'2			
Main	Walk-In Closet	5' x 4'			

Finished Floor (Main):	678 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	678 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	678 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Unity, a modern and sleek CORNER UNIT located in the heart of the UDistrict. This almost new 2 bed/2 bath home offers a contemporary living experience with its open concept interior and 9-foot ceilings, creating a spacious atmosphere. The kitchen features quartz countertops, adding a touch of elegance to meal preparations. Situated just a few minutes walk from the University(UFV), Abbotsford Entertainment Centre, cafes, and restaurants, this location is ideal for students, first-time buyers, or professionals working in the area. The convenience of 2 PARKING stalls ensures that you will always have a spot available, and the quick drive to the #1 Hwy adds to this property's appeal. Don't miss out on the opportunity to live in this trendy and conveniently located home.