

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	2	Age:	49
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$904.47
Rear Yard Exp:		Maint. Fee:	774.72	For Tax Year:	2023
View:	No			P.I.D.:	001-271-229

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

View:	No
Mgmt. Company:	Homelife Advantage Realty - 604-858-7368
Complex / Subdiv:	Forest Village
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 44, PLAN NWS309, PART SW1/4, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Pool; Outdoor,Shared Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Drapes/Window Coverings,Intercom,Microwave,Refrigerator,Stove,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'4 x 12'3	Main	Foyer	5'4 x 5'
Main	Eating Area	7'11 x 6'4			
Main	Kitchen	9'9 x 7'6			
Main	Primary Bedroom	16'8 x 10'10			
Main	Walk-In Closet	7'3 x 5'1			
Main	Bedroom	13'2 x 10'2			
Main	Bedroom	10'11 x 9'6			

Finished Floor (Main):	1,189 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,189 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,189 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

A great opportunity for new homeowners or investors! There are few choices if you want a 3 bdrm, 2 bath home in this price range. This corner unit, a large 1189 sq ft, is located in a very convenient location with easy, unmatched access to Hwy 1, McCallum Junction, Abbotsford Centre, & the Hospital. All levels of school are within easy walking distance, even UFV! You'll notice how large the rooms are, the primary bedroom is huge. There have been a number of updates over the last few years & it looks great. There is a recently updated pool for summer fun, 2 parking spots, storage locker & the Strata fee also includes heat & hot water. Rentals allowed, & one cat. Come take a look & walk around the corner for a coffee at Starbucks, & think about your new home.