

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

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

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife Advantage Realty - 604-858-7368
<b>Complex / Subdiv:</b>	Forest Village
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Elevator,Pool; Outdoor,Shared Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Dishwasher,Drapes/Window Coverings,Intercom,Microwave,Refrigerator,Stove,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	1,189 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,189 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,189 sqft	<b># Of Pets:</b>	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.