

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	1	Age:	41
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,206.17
Rear Yard Exp:		Maint. Fee:	449.80	For Tax Year:	2023
View:	Yes			P.I.D.:	002-074-524

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	84 - Total Units in Strata: 84
# of Fireplaces:	1 - Fuel: Electric	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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : SOME DISTANT MOUNTAINS
Mgmt. Company:	Pivot Point Properties - 604-743-1600
Complex / Subdiv:	OAKHURST PARK
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 48 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1894 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Garden,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 10'2			
Main	Dining Room	13'10 x 7'11			
Main	Kitchen	13'7 x 9'8			
Main	Eating Area	9'10 x 8'6			
Main	Primary Bedroom	13'2 x 11'1			
Main	Bedroom	11'1 x 10'1			
Main	Foyer	6'4 x 4'5			

Finished Floor (Main):	1,028 sqft	# Of Rooms:	7	Bathroom Floor		# of Pieces		Ensuite?	
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main		4		No	
Finished Floor (Below):	0 sqft	# Of Levels:	1						
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:							
Finished Floor (Total):	1,028 sqft	Basement:	None						
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100						
Grand Total:	1,028 sqft	# Of Pets:	Cats: No, Dogs: No						

WOW! Welcome to Oakhurst Park, a desirable 55+ community in central Abbotsford. Lower unit offers level access with a welcome, open feel w/many updates, include a bright white kitchen w/ newer counters/backsplash, faucets. Primary bdrm features expanded w/i closet. Bathroom update inclds new vanity, w/i shower with built-in seat, newer toilet, grab bars, newer flooring crown moldings baseboards. Enjoy views on east-facing patio or soak up sun on west-facing patio. Newer laminate & vinyl flooring, newer appliances. Visitor prkng steps to unit. Maint fee covers heat, hot water, electricity. Great clubhouse, workshop, garden & grounds. A short walk to transit, malls, shops & restaurants, making it a convenient, friendly complex to call home. Have your realtor book a showing today!