

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	1	Age:	18
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,283.72
Rear Yard Exp:		Maint. Fee:	400.48	For Tax Year:	2023
View:	No			P.I.D.:	026-969-785

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	82 - Total Units in Strata: 82
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	TEAMWORK PROP MNGMNT - 604-854-1734
Complex / Subdiv:	OLD YALE HEIGHTS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 16 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2202 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOW ON FORM V
Amenities:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Vybe Realty

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

Finished Floor (Main):	699 sqft	# Of Rooms:	7	Bathroom Floor		# of Pieces		Ensuite?	
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main		4		Yes	
Finished Floor (Below):	0 sqft	# Of Levels:	1						
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:							
Finished Floor (Total):	699 sqft	Basement:	None						
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100						
Grand Total:	699 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No						

WOW!!! OLD YALE HEIGHTS! Invest or move-in! You'll feel right at home in this clean & cozy condo w 1bd, 1bth & den w/window [some use as 2nd bdrm]. It's had tasteful updates throughout incl faucets, door hardware, shower head/drain, new toilet, newer paint throughout unit. Includes 1 parking stall & 1 locker secure underground, common roof top deck & meeting room. This well-maintained building is steps to the heart of Historical Downtown Abbotsford and its shops, pubs and restaurants. Transit, schools & recreation are close too! Have your realtor book an appointment today!