

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,941.67
Rear Yard Exp:		Maint. Fee:	445.07	For Tax Year:	2023
View:	No			P.I.D.:	026-753-359

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork Property Management - 604-854-1734
Complex / Subdiv:	The Waddington
Services Connected:	Electricity, Natural Gas, Storm Sewer, Water
Legal:	STRATA LOT 38 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1946 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator, Storage
Site Influences:	Central Location, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 7'8	Main	Laundry	7'5 x 4'
Main	Dining Room	10'10 x 7'8			
Main	Living Room	10'8 x 12'9			
Main	Foyer	14'10 x 6'4			
Main	Primary Bedroom	13'7 x 10'2			
Main	Walk-In Closet	4'4 x 7'6			
Main	Bedroom	8'10 x 12'5			

Finished Floor (Main):	998 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	998 sqft	Basement:	None, Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	998 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

THE WADDINGTON - LIVE WELL. 47 stylish and comfortable living homes, ready to move into today! Everything you need is a short walk away. Quality craftsmanship is evident in every detail. Oversized windows and spacious plans - this unit is loaded with natural light. Designer kitchens complete with stainless steel appliances, custom finishing and more. The Waddington is all about you: Live well!

