402 32063 MT. WADDINGTON AVENUE ABBOTSFORD R2869927 Apartment/Condo

Residential Attached \$548,000 (LP)

2006

18

Abbotsford West, V2T 3E7

Depth/Size (ft): 2 Approx. Year Built: Bedrooms: Frontage (ft): Bathrooms: 2 Age: **Full Baths:** Zoning: Lot Area: 1 Flood Plain: No Half Baths: Maint. Fee: 445.07 Rear Yard Exp: No

RML **Gross Taxes:** \$1,941.67 For Tax Year: 2023 P.I.D.: 026-753-359

Corner Unit Style of Home: Construction: Frame - Wood Exterior:

Stone, Vinyl

Total: 2 - Covered: 2 Parking: **Covered Parking:**

Front

Parking: Garage; Underground

Locker: Yes Units in Dev:

Distance to:

Parking Access:

Title to Land: Freehold Strata

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

View: No

Foundation:

Rain Screen:

Renovations:

of Fireplaces:

Water Supply: Fuel/Heating:

Outdoor Area:

Type of Roof:

Floor Finish:

Mgmt. Company: Teamwork Property Management - 604-854-1734

1 - Fuel: Electric

City/Municipal

Balcony(s)

Asphalt

Electric, Radiant

Wall/Wall/Mixed

Complex / Subdiv: The Waddington

Services Connected: Electricity, Natural Gas, Storm Sewer, Water

STRATA LOT 38 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1946 TOGETHER WITH AN INTEREST IN THE Legal:

COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator, Storage

Central Location, Shopping Nearby Site Influences: Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restric: Pets Allowed w/Rest., Rentals Allowed Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Dimensions Floor Type Main Kitchen 12'3 x 7'8 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

998 sqft

Floor **Dimensions** Type Main Laundry 7'5 x 4'

Bathroom Floor

Main

Main

of Pieces

4

2

Ensuite?

Yes

Yes

Finished Floor (Main): 998 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 998 sqft **Unfinished Floor:** 0 sqft

Of Kitchens: 1 # Of Levels: Crawl/Bsmt Height: **Basement:**

Of Rooms:

None, Part # or % of Rentals Allowed: 100

8

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!

Grand Total: