

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	C7
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,884.64
Rear Yard Exp:		Maint. Fee:	333.39	For Tax Year:	2023
View:	Yes			P.I.D.:	028-036-328

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Stucco	Parking Access:	Front,Rear
Foundation:		Parking:	Garage; Single,Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	59 - Total Units in Strata: 59
# 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:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mt Baker, Treed Areas
Mgmt. Company:	Rancho
Complex / Subdiv:	YALE CROSSING
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 38 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3562TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,In Suite Laundry,Wheelchair Access
Site Influences:	Central Location,Golf Course Dev.,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 10'			
Main	Dining Room	10'6 x 10'			
Main	Kitchen	9'2 x 7'10			
Main	Primary Bedroom	11'10 x 10'5			
Main	Bedroom	9'5 x 8'9			
Main	Laundry	7'5 x 5'6			

Finished Floor (Main):	904 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	904 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	904 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WOW! INVEST OR MOVE IN! YALE CROSSING in Historic Downtown Abby! Refreshed unit by Mountain River Projects! Updates include bright white paint, black hardware, 2 bed, 2 bath home with MT BAKER & DOWNTOWN ABBY VIEWS. Enjoy summer breakfasts on your balcony! This home is fully outfitted with updated ductless A/C, Granite counters, Crown molding, 5-piece primary ensuite bath, Stainless steel appliance package, Electric fireplace, 9 ft ceilings, Laminate flooring & In-suite laundry room. The space has a modern feel in well-managed building. Great location! Central and it's steps away from coffee, pubs, restaurants, shops, markets, parks, recreation, entertainment, transit & schools are nearby. 1 parking. Pets allowed with restrictions. Have your realtor book an appointment today!