

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	C5
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,805.60
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	416.11	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	028-116-275

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 45
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Quay Pacific - 604-371-2208
<b>Complex / Subdiv:</b>	The Crossing
<b>Services Connected:</b>	Community, Electricity, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 52, PLAN BCS3685, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House, Elevator, Exercise Centre, In Suite Laundry, Storage
<b>Site Influences:</b>	Central Location, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 12'10			
Main	Kitchen	11'5 x 9'8			
Main	Primary Bedroom	15'2 x 13'7			
Main	Bedroom	12'9 x 11'5			
Main	Dining Room	11'5 x 9'8			

<b>Finished Floor (Main):</b>	879 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	879 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	879 sqft	<b># Of Pets:</b>	1 - Cats: Yes			

TOP FLOOR PENTHOUSE..... Vaulted ceilings. This 2 bedroom, 2 bath unit has a gourmet kitchen with granite counters and stainless steel appliances. Abundant natural light streams through the tall windows that open up to a generous sundeck. Secure complex offers a gym, storage locker and 2 parking stalls. Ideal location is within walking distance to Abbotsford Entertainment Spots Center, the University of the Fraser Valley, Hospital and Shopping and Dining. Easy access to Highway 1. No Age Restrictions and 1 cat allowed.