## R2876801 Apartment/Condo

## 408 1975 MCCALLUM ROAD ABBOTSFORD

**Residential Attached** \$539,900 (LP)

Central Abbotsford, V2S 3N3

0

416.11

Depth/Size (ft): Frontage (ft): Lot Area:

Flood Plain: Rear Yard Exp:

Upper Unit

Brick, Vinyl

Frame - Wood

0 - Fuel: None

City/Municipal

Electric

Balcony(s)

Torch-On

2 Bedrooms: Bathrooms: 2 **Full Baths:** 2

Half Baths:

Maint. Fee:

Approx. Year Built: 2009 Age: 15 Zoning: C5 **Gross Taxes:** 

\$1,805.60 For Tax Year: 2023 P.I.D.: 028-116-275

Style of Home: Construction:

Exterior:

Foundation:

Rain Screen:

Renovations:

# of Fireplaces:

Water Supply:

Fuel/Heating:

**Outdoor Area:** 

No

Total: 2 - Covered: 2 Parking:

**Covered Parking: Parking Access:** Side

Parking: Garage; Underground, Visitor Parking

Locker:

- Total Units in Strata: 45 Units in Dev:

Distance to:

Freehold Strata Title to Land:

**Property Disc:** Nο

**PAD Rental:** 

**Fixtures Leased:** No Fixtures Rmvd: No

Type of Roof: Floor Finish:

Laminate, Tile, Wall/Wall/Mixed

View: No

Mgmt. Company: Quay Pacific - 604-371-2208

Complex / Subdiv: The Crossing

Services Connected: Community, Electricity, Sanitary Sewer, Water

STRATA LOT 52, PLAN BCS3685, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN Legal:

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

Floor

Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Storage

Central Location, Recreation Nearby, Shopping Nearby Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW **Bylaw Restric:** Pets Allowed w/Rest. Listing Broker(s): RE/MAX Truepeak Realty

**Dimensions** Floor Type 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

Type

Dimensions

Finished Floor (Main): 879 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): **Unfinished Floor:** 

879 sqft 0 sqft

**Grand Total:** 879 saft # Of Rooms: 5 # Of Kitchens: 1 # Of Levels: 1

Crawl/Bsmt Height:

**Basement:** None

# or % of Rentals Allowed:

# Of Pets: 1 - Cats: Yes

# of Pieces Ensuite? Bathroom Floor No Main 3 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 to 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.