

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	RM 16
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,571.85
Rear Yard Exp:		Maint. Fee:	457.36	For Tax Year:	2023
View:	No			P.I.D.:	018-457-568

Style of Home:	End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Homelife Advantage Realty Ltd
Complex / Subdiv:	CLAYBURN RIDGE
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 25 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1076 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator, In Suite Laundry
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 21'2			
Main	Kitchen	15' x 7'4			
Main	Primary Bedroom	10'6 x 14'4			
Main	Bedroom	8'6 x 10'4			
Main	Laundry	8' x 5'			

Finished Floor (Main):	904 sqft	# Of Rooms:	5	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	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			

East Abbotsford Condo - Clayburn Ridge offers a 2 bed, 2 bath second floor unit with over 900 sq/ft of living space and a private patio to enjoy quiet afternoons & BBQ. Within walking distance to schools, parks, trails, health care services, shopping & restaurants right next door. Whether you are downsizing or entering the market for the first time, this is a great place to call home...Investors welcome too, rentals allowed with no restrictions. Priced below market value, bring your decorating ideas and earn instant equity. Call to view before this one is gone!!