## R2880689 Townhouse

## 37 35287 OLD YALE ROAD ABBOTSFORD

**Residential Attached** \$649,900 (LP)

Abbotsford East, V3G 8H5

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

Rear Yard Exp:

Flood Plain:

No

No

Bedrooms: Bathrooms: **Full Baths:** Half Baths:

Maint. Fee:

Parking:

Parking:

Locker:

Units in Dev:

**Covered Parking:** 

**Parking Access:** 

Approx. Year Built: 2000 Age: 24 Zoning: N2 **Gross Taxes:** 

Total: 2 - Covered: 2

Grge/Double Tandem

Freehold Strata

97 - Total Units in Strata: 97

Front

No

Yes

\$2,414.22 For Tax Year: 2023

P.I.D.: 024-646-521

Style of Home: Construction:

2 Storey Frame - Wood

Foundation: Rain Screen:

Exterior:

Renovations: # of Fireplaces:

Water Supply: Fuel/Heating: **Outdoor Area:** 

Type of Roof: Floor Finish:

Mixed

1 - Fuel: Gas - Natural

City/Municipal Natural Gas Patio(s) & Deck(s)

Asphalt

Distance to: Title to Land:

**Property Disc:** 

**PAD Rental:** 

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

View: No

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

Complex / Subdiv:

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

STRATA LOT 25, PLAN LMS3795, SECTION 13, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN

THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS Legal:

**APPROPRIATE** 

Amenities: In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features:

**Bylaw Restric:** Pets Allowed w/Rest. Listing Broker(s): **RE/MAX Truepeak Realty** 

Floor Type **Dimensions** Main Living Room 11'10 x 15'11 Main Kitchen 8'6 x 10'11 Main Dining Room 11'10 x 10'11 Above Primary Bedroom 12'9 x 12'1 Above Bedroom 12'10 x 11'3 Above 3'10 x 3'3 Laundry **Below** 3'11 x 4'9 Foyer

Floor Below Type Utility **Dimensions** 15'4 x 3'

Finished Floor (Main): 623 sqft Finished Floor (Above): 627 sqft Finished Floor (Below): 51 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,301 sqft Unfinished Floor: 0 sqft

Grand Total: 1,301 sqft # Of Rooms: 8 # Of Kitchens: 1 # Of Levels: 2 Crawl/Bsmt Height:

**Basement:** # or % of Rentals Allowed:

# Of Pets: 2 - Cats: Yes, Dogs: Yes

None

**Bathroom Floor** # of Pieces Ensuite? Main 2 No Above 3 Yes Above 4 No

THE FALLS at Eagle Mountain. Lots of updating has been done to this 2 bedroom 3 bathroom townhome. It has solid hardwood floors, a newer white kitchen with quartz counters, new washer and dryer and the hot water tank was just replaced. The front deck has a view to the southeast and in the back yard a patch of grass and a private patio. Double tandem garage with plenty of storage. Easy to show anytime. Pets, rentals and children welcome.