

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,930.90
Rear Yard Exp:		Maint. Fee:	477.09	For Tax Year:	2023
View:	No			P.I.D.:	027-811-832

Style of Home:	1 Storey,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific
Complex / Subdiv:	Element
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 42, PLAN BCS3310, SECTION 16, 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 V
Amenities:	Air Cond./Central,Elevator,In Suite Laundry
Site Influences:	
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'5 x 9'8			
Main	Dining Room	10'3 x 8'7			
Main	Living Room	13'5 x 12'0			
Main	Primary Bedroom	10'6 x 14'0			
Main	Bedroom	8'11 x 11'5			
Main	Walk-In Closet	8'0 x 5'0			
Main	Laundry	5'2 x 5'8			

Finished Floor (Main):	985 sqft	# Of Rooms:	7	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):	985 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	985 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Top floor unit in Element. 985 sqft 2 bed 2 bath. Bright and spacious open floor plan with laminate flooring, stainless steel appliances, 9ft ceilings and best of all Air Conditioning. Large primary bedroom with walk in closet and 4pc ensuite. Walking distance to Mill Lake Park, hospital, and Hoon Park. Nearby schools include Abbotsford Middle, Godson Elementary, and Abby Senior Sec. Just minutes away from HWY 1, UFV, and shopping. Open house May 18 from 1-4pm.