

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	1	Age:	3
Lot Area:		Full Baths:	1	Zoning:	M2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,835.72
Rear Yard Exp:		Maint. Fee:	292.70	For Tax Year:	2023
View:				P.I.D.:	031-381-405

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Campbell Property Management - 604-864-0380

Complex / Subdiv: THE ONYX

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

Legal: STRATA LOT 7, PLAN EPS7562, 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: Bike Room,Elevator,Exercise Centre,In Suite Laundry,Storage

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): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'6 x 9'6			
Main	Kitchen	8'6 x 8'			
Main	Dining Room	11' x 10'			
Main	Living Room	13' x 11'			
Main	Laundry	3'6 x 3'			

Finished Floor (Main):	656 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			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	656 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	656 sqft	# Of Pets:				

Onyx at Mahogany! Att. Mill Lake walking PET lovers! 2 parking spots! (25k value) Your OWN exterior entry DOOR into your unit via your own PRIVATE gate from the street. Enjoy your large spacious private yard/patio for afternoon, sun & sunsets. Stunning architectural design offers Quality finishing includes 10 foot ceilings, Light modern color palette, a well appointed kitchen with granite countertops, stainless steel appliances, hardwood floors and a master bdrm that features a walk-in closet with dual sink and a luxurious bathtub. Roughed in wiring allows for easy installation of any air-conditioning system and unit includes a storage locker. Amenities include EV chargers, car wash station, bike lockers, gym, meeting room, and cozy classic restaurant in The sister building next-door!