



Presented by:
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Active
R2228220
Board: F
Apartment/Condo

110 32044 OLD YALE ROAD

Abbotsford
Abbotsford West
V2T 2C9

Residential Attached

\$239,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee:

Original Price: **\$239,000**
Approx. Year Built: **1993**
Age: **24**
Zoning: **RML**
Gross Taxes: **\$1,021.49**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **018-057-730**
Tour:

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal, Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Visitor Parking**
Locker:
Dist. to School Bus:
Total Units in Strata: **64**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc:
Legal: **SL6 SEC 20 TWP 16 NWD SP LMS710**

Amenities: **Exercise Centre, Guest Suite, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'4			x			x
Main	Dining Room	11'2 x 8'8			x			x
Main	Kitchen	10' x 9'2			x			x
Main	Master Bedroom	13'6 x 11'2			x			x
Main	Bedroom	11'4 x 9'2			x			x
Main	Laundry	11' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,117	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,117 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:			5				Door Height:
Grand Total:	1,117 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Showplace Realty (2015)**

Welcome home, you will love this spacious open layout! 2 bedrooms with 2 full bathrooms. Master bedroom with 4 piece ensuite and a walk in closet. Semi private back patio, as the unit is at the back of the building making this one a little more desirable and quieter. 25 years age restriction, no rentals and cat only allowed building. Central location and walking distance to the Abbotsford Mall, all types of shopping and library. Don't miss this one, book your showing today!