



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
http://www.luisayala.ca
luisayala@shaw.ca



Active
R2392188

Board: F
Townhouse

40 35287 OLD YALE ROAD

Abbotsford
Abbotsford East
V3G 8H5

Residential Attached

\$434,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$445,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2003
Depth / Size (ft.):	Bedrooms: 3	Age: 16
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: N2
Flood Plain:	Full Baths: 3	Gross Taxes: \$2,386.15
Council Apprv?:	Half Baths: 1	For Tax Year: 2018
Exposure:	Maint. Fee: \$375.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-615-530
Mgmt. Co's Name: Premier Strata Management		Tour:
Mgmt. Co's Phone:		
View: Yes: Sumas Prairie + Mount Baker		
Complex / Subdiv: The Falls At Eagle Mountain		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: Community		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Locker: **N**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Units in Development:
Title to Land: **Freehold Strata** Total Units in Strata: **97**

Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal, Water**
Legal: **SL 51 SEC 13 TWP 16 NWD SP LMS3795**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Dining Room	105' x 8'5			x			x
Above	Master Bedroom	13'3 x 10'9			x			x
Above	Bedroom	9'9 x 9'3			x			x
Above	Bedroom	9' x 9'			x			x
Below	Recreation	19' x 13'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 524	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 696	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 513	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,733 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Fully Finished			6				
Grand Total: 1,733 sq. ft.				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

Sutton Group-West Coast Realty (Abbotsford)

Welcome to the THE FALLS - one of East Abbotsford's most desirable complexes at the base of Eagle Mountain. Ideal for Families, Upsizers, and just about everyone else in between! 3 Storey Townhouse boasting 3 Bedrooms & 4 Bathrooms spread throughout 1,733 Sq Ft of living space. Stunning views of the Sumas Flats and Mountains off your back deck and from the Master Bedroom. Functional floor plan on main consisting of the kitchen with a large island next to the dining space, gas f/p and also 2 piece bath. Upstairs features 3 spacious bedrooms with a full ensuite in the Master Bedroom. The basement offers a large recreation room with sliding door leading out to your private yard. Basement is perfect for your teenage kids, man cave, or office space. Double garage for 2 cars and 2 small pets ok!