



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2844001
Board: F
Apartment/Condo

214 2233 MCKENZIE ROAD

Abbotsford
Central Abbotsford
V2S 4A1

Residential Attached

\$334,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **0.00**
Frontage(metres):
Depth / Size (ft.): **0**
Sq. Footage: **0.00**
Flood Plain: **No**
View: **No**
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

If new,GST/HST inc?:
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
P.I.D.: **027-896-455**

Original Price: **\$345,900**
Approx. Year Built: **2009**
Age: **15**
Zoning: **RML**
Gross Taxes: **\$1,434.31**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 48, PLAN BCS3419, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main): **686**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **686 sq. ft.**
Unfinished Floor: **0**
Grand Total: **686 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Pivot Point**
Maint Fee: **\$287.11**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **1**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19' x 11'			x	1	Main	3	No
Main	Kitchen	8'5 x 8'			x	2			No
Main	Primary Bedroom	12'8 x 10'			x	3			No
Main	Den	7'2 x 7'			x	4			No
Main	Laundry	7' x 5'			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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

LATITUDE!! One Bedroom Plus Den and Walk in Laundry Room condo Unit on GREENBELT side of building. Open Concept layout, The complex provides Guest Suite, Exercise Centre. Great access to freeway, shopping and all amenities.