



Presented by:  
**Brian Chen**  
 Keller Williams Elite Realty  
 Phone: 778-858-0136

brianchen747@gmail.com



**Active**  
**R2686265**  
 Board: F  
 Apartment/Condo

## 220 32725 GEORGE FERGUSON WAY

Abbotsford  
 Abbotsford West  
 V2T 5M5

Residential Attached

**\$484,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$504,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1992</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>30</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RML</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,557.64</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain: <b>No</b>	P.I.D.: <b>018-036-066</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Green Space &amp; North Shore Mtns</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>The Uptown</b>		
First Nation Reserve:		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **R.I. Fireplaces:**  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Hot Water, Radiant**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Metal, Torch-On**

Reno. Year: **2007**  
 Rain Screen: **Full**  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Underground, Visitor Parking**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Carpet**

Legal: **PL LMS00682 LT 18 LD 36 SEC 20 TWP 16 PART NE 1/4.**

Amenities: **Elevator, Garden, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): <b>1,031</b>		Units in Development: <b>72</b>	Tot Units in Strata: <b>72</b>		Locker: <b>No</b>				
Finished Floor (Above): <b>0</b>		Exposure: <b>Northeast</b>	Storeys in Building: <b>3</b>						
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #: <b>604-591-6060</b>						
Finished Floor (Below): <b>0</b>		Maint Fee: <b>\$495.61</b>	Council/Park Apprv?: <b>No</b>						
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer</b>							
Finished Floor (Total): <b>1,031 sq. ft.</b>									
Unfinished Floor: <b>0</b>									
Grand Total: <b>1,031 sq. ft.</b>		Bylaws Restrictions: <b>Rentals Allowed</b>							
Suite: <b>None</b>		Restricted Age:	# of Pets: <b>2</b>		Cats: <b>Yes</b> Dogs: <b>Yes</b>				
Basement: <b>None</b>		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>							
# of Kitchens: <b>1</b>		Short Term Lse-Details:							
# of Levels: <b>1</b>									
# of Rooms: <b>8</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'4 x 5'7			x	1	Main	4	No
Main	Kitchen	14'0 x 9'9			x	2	Main	3	Yes
Main	Dining Room	13'2 x 10'4			x	3			No
Main	Living Room	16'4 x 15'6			x	4			No
Bsmt	Master Bedroom	16'1 x 10'4			x	5			No
Main	Walk-In Closet	6'1 x 6'0			x	6			No
Main	Bedroom	11'2 x 10'0			x	7			No
Main	Laundry	8'7 x 7'4			x	8			No

Listing Broker(s): **Lighthouse Realty Ltd.**

**Welcome Home to the Uptown, a family, pet & investor friendly condo in one of Abbotsford's most sought-after buildings known for its walkability. Located steps from top restaurants, pubs, schools, shops, services & parks/recreation. Light, bright & spacious 2 bed, 2 bath Corner Condo situated on quiet, cool side of bldg. Looking out over lovely garden/greenbelt towards North Shore Mtns. 1031 SF plan is open concept & functional with little wasted space. Benefits incld. maple kitchen with pantry, big granite Island with breakfast bar, SS appliances, mbdm with WI closet & ensuite bath, ample storage & big covered, private balcony + secure UG parking. Reasonable strata fee includes heat & hot water. Be the envy of all your your friends. Entertain in style & live affordably in total comfort.**