



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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Active
R3087606
Board: F
Apartment/Condo

101 33401 MAYFAIR AVENUE

Abbotsford
Central Abbotsford
V2S 6Z2

Residential Attached

\$289,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$310,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1988
Frontage(feet):	Bathrooms: 2	Age: 38
Frontage(metres):	Full Baths: 2	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,423.66
Sq. Footage: 0.00	P.I.D.: 012-665-134	For Tax Year: 2025
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: MAYFAIR GARDENS	Services Connctd: Electricity, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(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: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 1, PLAN NWS2912, PART NE1/4, SECTION 16, 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 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, In Suite Laundry, Workshop Attached**

Site Influences:
Features:

Finished Floor (Main): **1,130**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,130 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,130 sq. ft.**

Units in Development: **36**
Exposure:
Mgmt. Co's Name: **Homelife**
Maint Fee: **\$470.00**
Maint Fee Includes: **Gardening, Heat, Hot Water, Management**

Tot Units in Strata: **36** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** **# of Rooms: 7**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed**
Restricted Age: **55+** # of Pets:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'3 x 14'2			x	1	Main	3	Yes
Main	Dining Room	10'11 x 9'0			x	2	Main	4	No
Main	Kitchen	12'1 x 10'6			x	3			
Main	Eating Area	8'2 x 7'4			x	4			
Main	Primary Bedroom	11'1 x 21'1			x	5			
Main	Bedroom	14'6 x 9'6			x	6			
Main	Laundry	7'10 x 4'11			x	7			
					x	8			

Listing Broker(s): **Macdonald Realty**

Macdonald Realty

Real Broker B.C. Ltd.

Court ordered sale! Extraordinarily spacious ground floor 2 bed 2 bath in Mayfair Gardens. Expansive bedrooms on opposite sides of the home, and a large, integrated living space with a wraparound, south-west facing patio looking out over the garden. The games room includes a pool table, ping pong table, board games, and a shuffle board. Plenty of updates throughout including the floors and bathrooms, all in a comfortable 55+ community.



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Active
R3060580
Board: F
Apartment/Condo

107 2943 NELSON PLACE

Abbotsford
Central Abbotsford
V2S 0C8

Residential Attached

\$289,800 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$349,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2009
Frontage(feet): 0.00	Bathrooms: 1	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,540.66
Sq. Footage: 0.00	P.I.D.: 028-040-619	For Tax Year: 2025
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: The Edgebrook	Complex / Subdiv: The Edgebrook	Tour:
First Nation	Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Ground Level Unit**
Construction: **Concrete Frame**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(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, Visitor Parking**
Dist. to Public Transit: **close by** Dist. to School Bus: **close by**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **STRATA LOT 7, PLAN BCS3593, SECTION 21, 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, AS APPROPRIATE**

Amenities: **None**

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

Finished Floor (Main): **636**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **636 sq. ft.**
Unfinished Floor: **0**
Grand Total: **636 sq. ft.**

Units in Development:
Exposure: **South**
Mgmt. Co's Name: **Advantage Property Management**
Maint Fee: **\$265.34**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
Tot Units in Strata: **73** Locker: **No**
Storeys in Building: **4**
Mgmt. Co's #: **604-858-7368**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'0 x 12'0			x	1	Main	4	No
Main	Kitchen	9'0 x 9'0			x	2			No
Main	Bedroom	14'0 x 10'0			x	3			No
Main	Laundry	5'0 x 5'0			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

Sutton Group-Alliance R.E.S.

Court-ordered foreclosure. Welcome to The Edgebrook , one of Abbotsford's most desirable residential properties. Super price for this 1 Bdrm Apt. Excellent location one block to Superstore and 3 blocks to Seven Oaks and West Oaks Mall! Great corner location within the building - you can walk right to your patio door around a beautiful walkway to your own private garden area - great starter or stopper!! Call to show! The property is being sold "As Is, Where Is."



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Active
R3095062
Board: F
Apartment/Condo

103 2964 TRETHERWEY STREET
Abbotsford
Abbotsford West
V2T 6P4

Residential Attached
\$314,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$324,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,738.74
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 018-248-667	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: Cascade Green		
First Nation:		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal**

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

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

Dist. to School Bus:

Legal: **STRATA LOT 3, PLAN LMS837, SECTION 20, 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 1**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	921
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	921 sq. ft.
Unfinished Floor:	0
Grand Total:	921 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Century 21 Prudential Estates**
Maint Fee: **\$519.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-278-2121**
Council/Park Apprv?:

Locker: **No**

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

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:
of Pets: **2**
Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20'0 x 11'0			x	1	Main	4	Yes
Main	Kitchen	10'6 x 6'6			x	2	Main	4	No
Main	Primary Bedroom	13'8 x 10'6			x	3			
Main	Bedroom	11'3 x 8'7			x	4			
Main	Storage	8'0 x 5'0			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Engel & Volkers Vancouver (Branch)**

Ideal for first-time buyers or investors, this 2-bedroom, 2 full bathroom home offers a practical layout with a generous living area and access to a large private balcony. The unit features in-suite laundry and several updates completed in 2022. Located in the pet-friendly Cascade Green complex, you'll appreciate the central location close to shopping, schools, recreation, the Ag-Rec Stadium, and easy access to Hwy 1. All special levies have been paid and the strata is up to date, providing added confidence for buyers. A solid opportunity to enter the market and make it your own.



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Active
R3088834

Board: F
Townhouse

39 32777 CHILCOTIN DRIVE

Abbotsford
Central Abbotsford
V2T 5W4

Residential Attached

\$699,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$699,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 3	Age: 29
Frontage(metres):	Full Baths: 3	Zoning: RM16
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,124.45
Sq. Footage: 0.00	P.I.D.: 023-767-774	For Tax Year: 2025
Flood Plain:	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: Cartier Heights	Services Connctd: Electricity, Storm Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: **1 BLOCK AWAY** Dist. to School Bus: **1 BLOCK AWAY**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 20, PLAN LMS2032, PART NE1/4, SECTION 29, 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 1 OR V, AS APPROPRIATE**

Amenities: **Club House, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Treed**
Features:

Finished Floor (Main):	1,254
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	770
Finished Floor (Total):	2,024 sq. ft.
Unfinished Floor:	0
Grand Total:	2,024 sq. ft.

Units in Development: **85** Tot Units in Strata: **85** Locker: **No**
Exposure: **South** Storeys in Building: **2**
Mgmt. Co's Name: **Associa** Mgmt. Co's #: **604-591-6060**
Maint Fee: **\$381.53** Council/Park Apprv?: **No**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Living Room	14'8 x 11'9	Bsmt	Steam Room	8' x 4'	1	Above	4	Yes
Above	Dining Room	13'6 x 10'11			x	2	Above	4	No
Above	Kitchen	12'4 x 9'7			x	3	Bsmt	3	No
Above	Eating Area	8'11 x 7'7			x	4			No
Above	Primary Bedroom	13'10 x 11'			x	5			No
Above	Bedroom	11' x 9'10			x	6			No
Main	Recreation Room	27' x 15'			x	7			No
Bsmt	Bedroom	14' x 11'			x	8			No

Listing Broker(s): **Royal LePage West Real Estate Services**

Court ordered sale, sold as is, where is, subject to court approval. Cartier Heights is a gated, highly sought-after townhouse complex offering privacy, space, and a quiet setting while remaining centrally located in Abbotsford. This spacious 3 bedroom, 2 bathroom corner unit was a former show home and features a bright, open layout with vaulted ceilings, a cozy fireplace, and large windows that fill the home with natural light. The kitchen opens to the eating area and backyard, while the living and dining areas enjoy mountain views. The lower level offers a large recreation room, den or bedroom, full laundry, and a double garage. Family and pet friendly complex close to schools, shopping, transit, and recreation. Excellent opportunity for buyers seeking value, size, and term potential.



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Active
R3094121

Board: F
Townhouse

12 36099 WATERLEAF PLACE

Abbotsford
Abbotsford East
V3G 0G5

Residential Attached

\$735,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$735,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 3	Age: 10
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,405.02
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-162-700	Tax Inc. Utilities?: No
View: Yes : Mt Baker		Tour: Virtual Tour URL
Complex / Subdiv: Vantage at Whatcom		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 12 DISTRICT LOT 246A GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3624TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Roughed In**

Finished Floor (Main): **730**
Finished Floor (Above): **711**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **54**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,495 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,495 sq. ft.**

Units in Development: **16**
Exposure: **Southeast**
Mgmt. Co's Name: **Associa BC**
Maint Fee: **\$454.60**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **16** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Primary Bedroom	17'4 x 10'			x	1	Main	2	No
Above	Bedroom	14'3 x 9'			x	2	Above	4	No
Above	Bedroom	10'4 x 9'10			x	3	Above	4	Yes
Above	Laundry	7' x 4'			x	4			No
Main	Living Room	11'2 x 14'9			x	5			No
Main	Kitchen	13'6 x 15'5			x	6			No
Main	Dining Room	12'2 x 8'4			x	7			No
Below	Foyer	9' x 4'			x	8			No

Listing Broker(s): **Homelife Advantage Realty Ltd.**

IEWS!! Fantastic END UNIT 3 Bed & 3 Bath, 3 storey in EAST Abbotsford. Open concept living space, large windows & high ceilings. A spacious dining & living room area leads onto a private & fenced backyard. Modern kitchen w/oversized island, quartz counters and Stainless appliances. The Primary Bdrm has a ensuite & deck to enjoy gorgeous views of the Mt Bake & the Valley. Tandem garage and parking for full size vehicle outside, 18' x 13'2 flex/office space finished for extra space down. Excellent location, minutes away from Shopping, Starbucks, Timmy's and quick access to Hwy #1.



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Active
R3098898
 Board: F
 Apartment/Condo

205 33160 PLAXTON CRESCENT

Abbotsford
 Central Abbotsford
 V2S 0N6

Residential Attached

\$924,900 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$924,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 3	Age: 2
Frontage(metres):	Full Baths: 3	Zoning: N96
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,345.19
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-387-598	Tax Inc. Utilities?: Yes
View: Yes : MOUNTAIN VIEWS		Tour:
Complex / Subdiv: LAUREL ON MILL LAKE BY HEINRICHS DEVELOPEMENT		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Concrete, Mixed, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Side**
 Parking: **Garage Underbuilding, Garage; Underground**
 Dist. to Public Transit: **2 MIN WALK** Dist. to School Bus: **2 MIN DRIVE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 13, PLAN EPS10972, SECTION 21, TOWNSHIP 16, GROUP 1, 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: **Air Cond./Central, Bike Room, Elevator, Garden, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Intercom, Microwave, Pantry, Smoke Alarm**

Finished Floor (Main): 1,549	Units in Development: 42	Tot Units in Strata: 42	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$681.56	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,549 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,549 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **0** # of Rooms: **6**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'5 x 11'5	x			1	Main	4	Yes
Main	Dining Room	12'5 x 13'0	x			2	Main	4	Yes
Main	Primary Bedroom	11'0 x 14'5	x			3	Main	4	No
Main	Walk-In Closet	7'5 x 7'10	x			4			
Main	Bedroom	11'5 x 16'5	x			5			
Main	Walk-In Closet	5'2 x 7'5	x			6			
			x			7			
			x			8			

Listing Broker(s): **MLA Fraser Valley Realty**

ELEVATED LAKE FRONT LIVING ON MILL LAKE! It is a rare opportunity to live on the shores of Mill Lake, minutes away from Abbotsford's essential shopping amenities. Built by reputable local Fraser Valley developer and builder Heinrichs Developments with over 30 years of experience in creating exceptional homes. This home offers 1,549 sqft of indoor living space & 420 sqft outdoor space with views of Mt Baker. This 2-bedroom 3-bathroom home is perfect for homeowners looking for spacious condo living with easy access to Mill Lake Park. Includes Air Conditioning, a modern kitchen with Quartz counters, Bosch appliances, and a custom walk in pantry. Elegant finishes throughout and a collection of features will heighten your living experience even more. Book your preview appointment today!