



Presented by:
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Active **40 35287 OLD YALE ROAD** Residential Attached
R2363368 Abbotsford **\$464,900 (LP)**
 Board: F Abbotsford East (SP)
 Townhouse V3G 8H5



Sold Date: Frontage (feet): Original Price: **\$474,900**
 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: **\$359.00** 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:

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		Locker: N
Exterior: Vinyl	Dist. to Public Transit: 1 BLK	Dist. to School Bus: 1 BLK	
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata: 97	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
Water Supply: City/Municipal	Metered Water:		
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:		
Fuel/Heating: Forced Air, Natural Gas	# of Fireplaces: 1		
Outdoor Area: Patio(s) & Deck(s)	Fixtures Leased: No		
Type of Roof: Asphalt	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: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Dining Room	105' x 8'5			x			x
Above	Master Bedroom	13'3 x 13'			x			x
Above	Bedroom	9' x 14'			x			x
Above	Bedroom	11' x 13'			x			x
Below	Recreation	20' x 14'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 712	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 646	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 367	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,725 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: 1,725 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 1,725 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!