



Presented by:  
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**Active** Residential Attached  
**R2493799** **\$239,900** (LP)  
 Board: F (SP)   
 Apartment/Condo **311 2414 CHURCH STREET**  
Abbotsford  
Abbotsford West  
V2T 3J7



|  |                             |                                  |
|--|-----------------------------|----------------------------------|
| Sold Date:   | Frontage (feet):            | Original Price: <b>\$249,000</b> |
| Meas. Type:  | Frontage (metres):          | Approx. Year Built: <b>1984</b>  |
| Depth / Size (ft.):  | Bedrooms: <b>2</b>          | Age: <b>36</b>                   |
| Lot Area (sq.ft.): <b>0.00</b>   | Bathrooms: <b>1</b>         | Zoning: <b>RML</b>               |
| Flood Plain:   | Full Baths: <b>1</b>        | Gross Taxes: <b>\$1,123.42</b>   |
| Council Apprv?:  | Half Baths: <b>0</b>        | For Tax Year: <b>2019</b>        |
| Exposure:  | Maint. Fee: <b>\$303.64</b> | Tax Inc. Utilities?:             |
| If new, GST/HST inc?:  |                             | P.I.D.: <b>000-796-417</b>       |
| Mgmt. Co's Name: <b>Campbell Strata Mgmt Ltd</b>                           |                             | Tour: <b>Virtual Tour URL</b>    |
| Mgmt. Co's Phone: <b>604-864-0380</b>                                      |                             |                                  |
| View: <b>Yes: Moutains</b>   |                             |                                  |
| Complex / Subdiv: <b>Autumn Terrace</b>                                    |                             |                                  |
| Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                             |                                  |
| Sewer Type: <b>Sanitation</b>  |                             |                                  |

|  |  |                                       |                                  |
|--|--|---------------------------------------|----------------------------------|
| Style of Home: <b>Upper Unit</b>               | Total Parking: <b>1</b>                              | Covered Parking: <b>1</b>             | Parking Access:                  |
| Construction: <b>Frame - Wood</b>              | Parking: <b>Garage; Underground, Visitor Parking</b> |                                       |                                  |
| Exterior: <b>Vinyl</b>                         |  |                                       | Locker: <b>Y</b>                 |
| Foundation: <b>Concrete Perimeter</b>          | Reno. Year:  | Dist. to Public Transit:              | Dist. to School Bus:             |
| Rain Screen:                                   | R.I. Plumbing:                                       | Units in Development:                 | Total Units in Strata: <b>48</b> |
| Renovations:                                   |  | Title to Land: <b>Freehold Strata</b> |                                  |
| Water Supply: <b>Community</b>                 | Metered Water:                                       | Property Disc.: <b>Yes</b>            |                                  |
| Fireplace Fuel:                                | R.I. Fireplaces:                                     | Fixtures Leased: <b>No</b>            |                                  |
| Fuel/Heating: <b>Baseboard</b>                 | # of Fireplaces: <b>0</b>                            | Fixtures Rmvd: <b>No</b>              |                                  |
| Outdoor Area: <b>Balcony(s)</b>                |  | Floor Finish: <b>Laminate, Tile</b>   |                                  |
| Type of Roof: <b>Asphalt, Tar &amp; Gravel</b> |  |                                       |                                  |

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Water**  
 Legal: **STRATA LOT 43, PLAN NWS2196, PART SW1/4, 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: **Exercise Centre, In Suite Laundry, Recreation Center, Storage, Wheelchair Access, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Retirement Community, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 17'2 x 11'8 |       |      | x          |       |      | x          |
| Main  | Kitchen        | 8'11 x 9'4  |       |      | x          |       |      | x          |
| Main  | Dining Room    | 8'11 x 9'4  |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 14'2 x 11'4 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 11' x 10'4  |       |      | x          |       |      | x          |
| Main  | Laundry        | 9' x 5'11   |       |      | x          |       |      | x          |
| Main  | Foyer          | 5'4 x 9'8   |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |

|  |   |                         |                       |      |             |             |           |                |
|--|---|-------------------------|-----------------------|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main): <b>968</b>          | # of Rooms: <b>7</b>  | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor       | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above): <b>0</b>           | Crawl/Bsmt. Height:   |                         |                       | 1    | <b>Main</b> | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below): <b>0</b>           | Restricted Age: <b>55+</b>  |                         |                       | 2    |             |             | <b>No</b> | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | # of Pets:  | Cats:                   | Dogs:                 | 3    |             |             | <b>No</b> | Pool:          |
| Finished Floor (Total): <b>968 sq. ft.</b> | # or % of Rentals Allowed:  |                         |                       | 4    |             |             | <b>No</b> | Garage Sz:     |
|  | Bylaws: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed, Smoking</b> |                         |                       | 5    |             |             | <b>No</b> | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 | Basement: <b>None</b>   |                         |                       | 6    |             |             | <b>No</b> |                |
| Grand Total: <b>968 sq. ft.</b>            |   |                         |                       | 7    |             |             | <b>No</b> |                |
|  |   |                         |                       | 8    |             |             | <b>No</b> |                |

Listing Broker(s): **RE/MAX Treeland Realty** **RE/MAX Treeland Realty**

**Are you looking for a well-run building that is safe, centrally located, and recently renovated? Then check out this beautiful 2 bedroom 1 bathroom home on the top floor! It has a completely new kitchen and bathroom with quartz counter tops, new laminate and porcelain tile flooring, doors, paint and appliances! Large in-suite laundry room has lots of cupboards and a laundry sink too! Autumn Terrace has a proactive strata, is a 55+ community, heat and hot water included in strata fee, has a backup generator, and secured underground parking. Pictures are worth 1,000 words - so view them along with the 3D virtual tour then call to book your viewing today!**