



Presented by:
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Active
R2328995
 Board: F
 Townhouse

20 35287 OLD YALE ROAD
 Abbotsford
 Abbotsford East
 V3G 8H5

Residential Attached
\$479,000 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View:
 Complex / Subdiv: **The Falls**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**
 Maint. Fee: **\$329.15**

Original Price: **\$479,000**
 Approx. Year Built: **1999**
 Age: **20**
 Zoning: **N2**
 Gross Taxes: **\$2,226.54**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **024-646-601**
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Water**
 Legal: **PL LMS3795 LT 33 LD 36 SEC 13 TWP 16 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6'6" x 17'			x			x
Main	Living Room	10'6" x 14'			x			x
Main	Dining Room	10' x 5'			x			x
Main	Foyer	5' x 5'6"			x			x
Above	Master Bedroom	12' x 12'6"			x			x
Above	Walk-In Closet	5' x 5'6"			x			x
Above	Bedroom	10' x 8'			x			x
Above	Bedroom	10' x 9'6"			x			x
Below	Recreation	17' x 13'6"			x			x
					x			

Finished Floor (Main):	494	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	583	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	516	# of Pets:	Cats: Yes	Dogs: Yes	3	Below	3	No	Pool:
Finished Floor (Total):	1,593 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest.			5				Door Height:
Grand Total:	1,593 sq. ft.	Basement: Full			6				
					7				
					8				

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

Welcome to The Falls at Eagle Mountain! This well-priced 3 bedroom 3 bathroom home is an end unit with gorgeous mountain and prairie views from all three levels and you can walk directly out the back patio door from lower level. Three bedrooms upstairs and a large rec room/ man cave/ or 4th bedroom downstairs. This home also has a side-by-side double garage so you can park comfortably and still have some room for storage. Pet and family friendly. A great East Abbotsford location! Close to Delair Park, Parallel Marketplace, numerous restaurants, the ARC Community Centre, schools, transit and easy highway access. Call to view today!