



Presented by:
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Active
R2325184
 Board: F
 Apartment/Condo

206 2068 SANDALWOOD CRESCENT
 Abbotsford
 Central Abbotsford
 V2S 3H6

Residential Attached
\$359,000 (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: **Associa**
 Mgmt. Co's Phone:
 View: **Yes: Courtyard**
 Complex / Subdiv: **The Sterling**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$330.25**

Original Price: **\$359,000**
 Approx. Year Built: **2008**
 Age: **10**
 Zoning: **RML**
 Gross Taxes: **\$1,679.40**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **027-480-551**
 Tour: **Virtual Tour URL**

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No : Mounted TV, Freezer**
 Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:
 Total Units in Strata: **94**

Maint Fee Inc: **Gardening, Hot Water, Management, Snow removal, Water**
 Legal: **PL BCS2224 LT 64 LD 36 SEC 16 TWP 16 STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'			x			x
Main	Kitchen	8'6" x 11'			x			x
Main	Dining Room	9' x 5'			x			x
Main	Master Bedroom	11'6" x 15'			x			x
Main	Bedroom	13'6" x 9'6"			x			x
Main	Patio	16' x 9'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,029	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,029 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Not Allowed		4				Garage Sz:
Unfinished Floor:	0	Bylaws: None			5				Door Height:
Grand Total:	1,029 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to The Sterling on Sandalwood! Open concept floor plan includes granite countertops and stainless steel appliances. 2 spacious bedrooms and 2 bathrooms, secure underground parking and storage unit. Has a large, private covered deck (overlooking the courtyard) for BBQs. Family and pet friendly (1 cat or 1 dog), no rentals, no age restrictions. Located close to Hwy 1, the new McCallum Shopping Centre, UFV and Hospital. Call to view today!