



Presented by:
Mark Dana - PREC
 RE/MAX Treeland Realty
 Contc: 604-533-3491
 www.markdana.ca
 mdana@remax.net



Active
R2493799
 Board: F
 Apartment/Condo

311 2414 CHURCH STREET
 Abbotsford
 Abbotsford West
 V2T 3J7

Residential Attached
\$249,000 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Campbell Strata Mgmt Ltd**
 Mgmt. Co's Phone: **604-864-0380**
 View: **Yes: Moutains**
 Complex / Subdiv: **Autumn Terrace**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$303.64**

Original Price: **\$249,000**
 Approx. Year Built: **1984**
 Age: **36**
 Zoning: **RML**
 Gross Taxes: **\$1,123.42**
 For Tax Year: **2019**
 Tax Inc. Utilities?:
 P.I.D.: **000-796-417**
 Tour: **Virtual Tour URL**

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

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

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!