



Presented by:
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Active **R2445390** **304 33738 KING ROAD** Residential Attached
 Board: F Abbotsford **\$344,900** (LP)
 Apartment/Condo Poplar V2S 8J5 (SP)



Sold Date: Frontage (feet): Original Price: **\$344,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1996**
 Depth / Size (ft.): Bedrooms: **2** Age: **24**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RML**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,674.15**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$429.53** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **023-714-239**
 Mgmt. Co's Name: **Teamwork** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: **No**
 Complex / Subdiv: **College Park**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Corner Unit** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground** Locker: **Y**
 Exterior: **Stucco, Vinyl** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Reno. Year: **2018** Dist. to School Bus:
 Rain Screen: R.I. Plumbing: Units in Development: Total Units in Strata: **57**
 Renovations: Metered Water: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** R.I. Fireplaces: Property Disc.: **Yes**
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Leased: **No**
 Fuel/Heating: **Baseboard, Electric, Natural Gas** Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Torch-On**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal, Water**
 Legal: **STRATA LOT 33, PLAN LMS2704, SECTION 10, 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 OR V, AS**
 Amenities: **Elevator, Exercise Centre, Guest Suite**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6' x 4'3			x			x
Main	Kitchen	11'4 x 11'6			x			x
Main	Dining Room	10' x 8'9			x			x
Main	Living Room	19'8 x 11'3			x			x
Main	Laundry	6' x 5'			x			x
Main	Master Bedroom	15' x 11'			x			x
Main	Bedroom	8'6 x 10'5			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,075	# 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:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	1,075 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Not Allowed		4			No	Garage Sz:
Unfinished Floor:	0	Bylaws:			5			No	Grg Dr Ht:
Grand Total:	1,075 sq. ft.	Basement: None			6			No	
					7			No	
					8			No	

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

College Park Place! Centrally located and close to restaurants, shopping, UFV and Hwy 1, this completely updated 2 bedroom 2 bathroom corner unit with a wrap-around deck and lots of windows, is the one! In addition to the unit being updated, all the water pipes in the building have just been replaced and there is a new insurance policy in place! Wow! 2 side-by-side parking spots, storage locker, visitor parking, exercise centre and guest suite. Check out the pictures and then call to book your viewing today!