

110-33731 MARSHALL ROAD

STEPHANIE PLACE

2 BEDROOM | 2 BATHROOM | LIVING AREA: 1,205 SQFT



Would you prefer living in a building without pets and young kids? Then check out Stephanie Place! You will love this bright and spacious ground-floor corner unit with 2 bedrooms 2 bathrooms and in-suite laundry. The large private patio of this corner unit makes it feel like you have your own lawn surrounded by private hedges. This home also features a gas fireplace that can heat the entire unit and gas is included in the strata fee. Building features an amenities room, with guest room for your out of town visitors. Close to restaurants, shopping, UFV, hospital, and Hwy 1. 19+, No pets, No rentals. Call to view today!



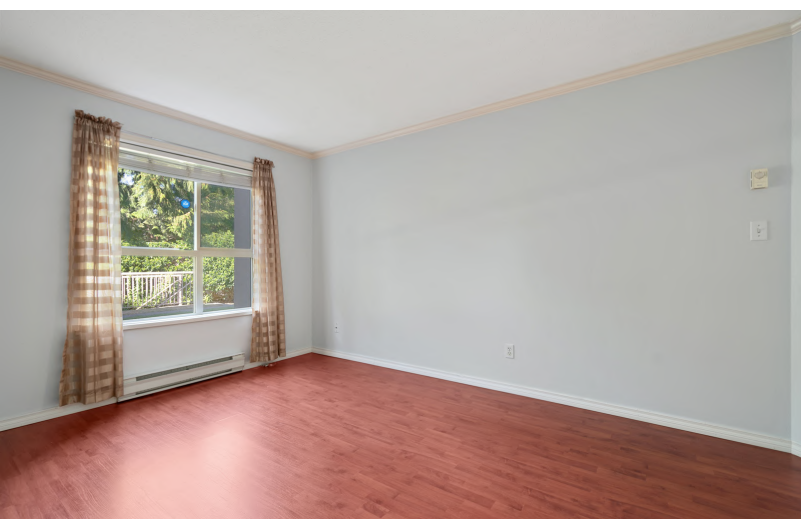
604-614-6401
mark@elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





WALK SCORE

SCHOOL CATCHMENT

Walk Score

57

Somewhat Walkable

Some errands can be accomplished on foot.

Alexander Elementary School (K-5)

2250 Lobban Road
Abbotsford B.C. V2S 2W1
Phone: 604.859.3167

Transit Score

57

Good Transit

Many nearby public transportation options.

Abbotsford Middle School (6-8)

33231 Bevan Avenue
Abbotsford B.C. V2S 0A9
Phone: 604.859.7125

Bike Score

62

Bikeable

Some bike Infrastructure.

Abbotsford Senior Secondary School (9-12)

33355 Bevan Avenue
Abbotsford B.C. V2S 0E7
Phone: 604.853.3367

COMMUTE Downtown Abbotsford.



3 min



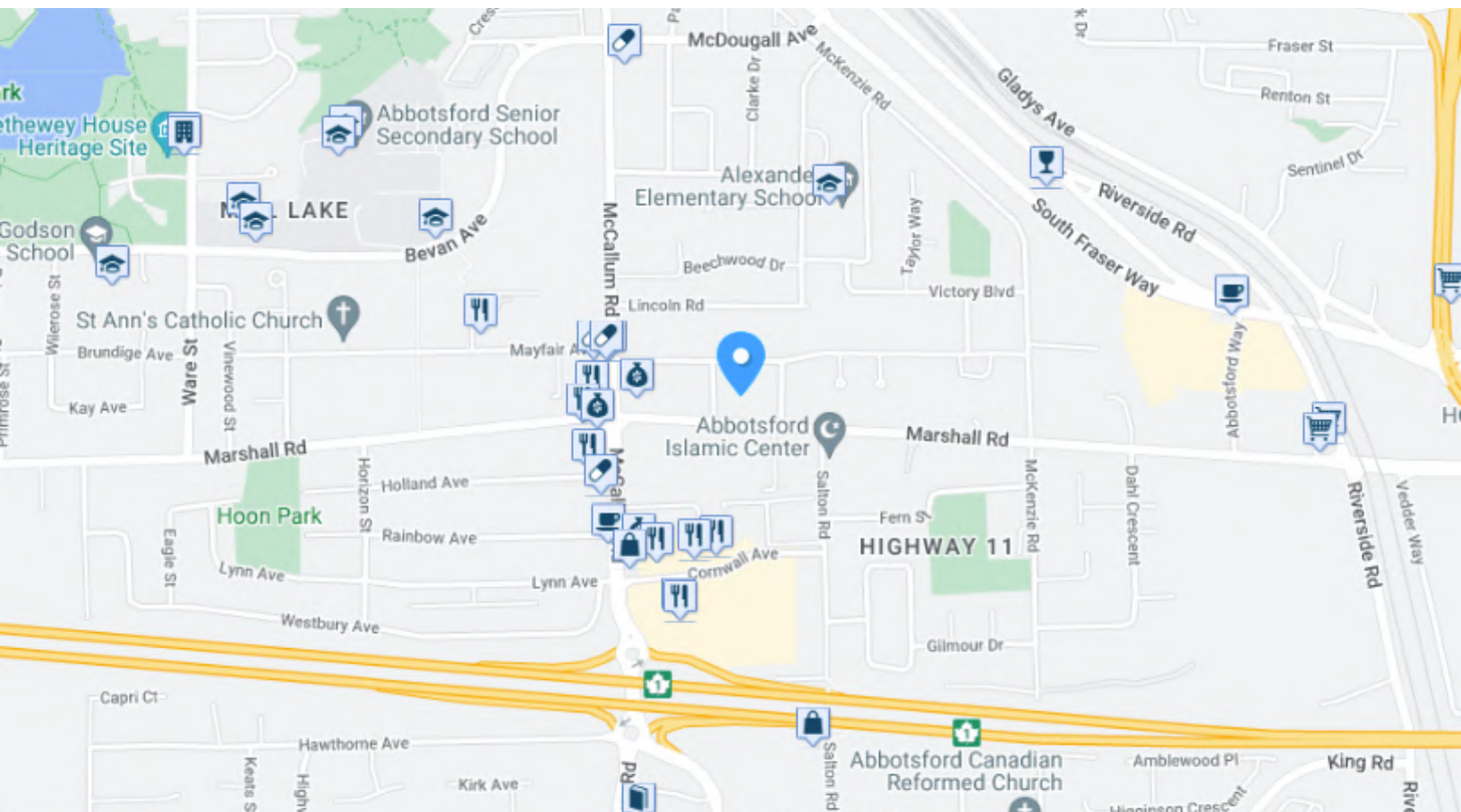
6 min



13 min



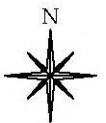
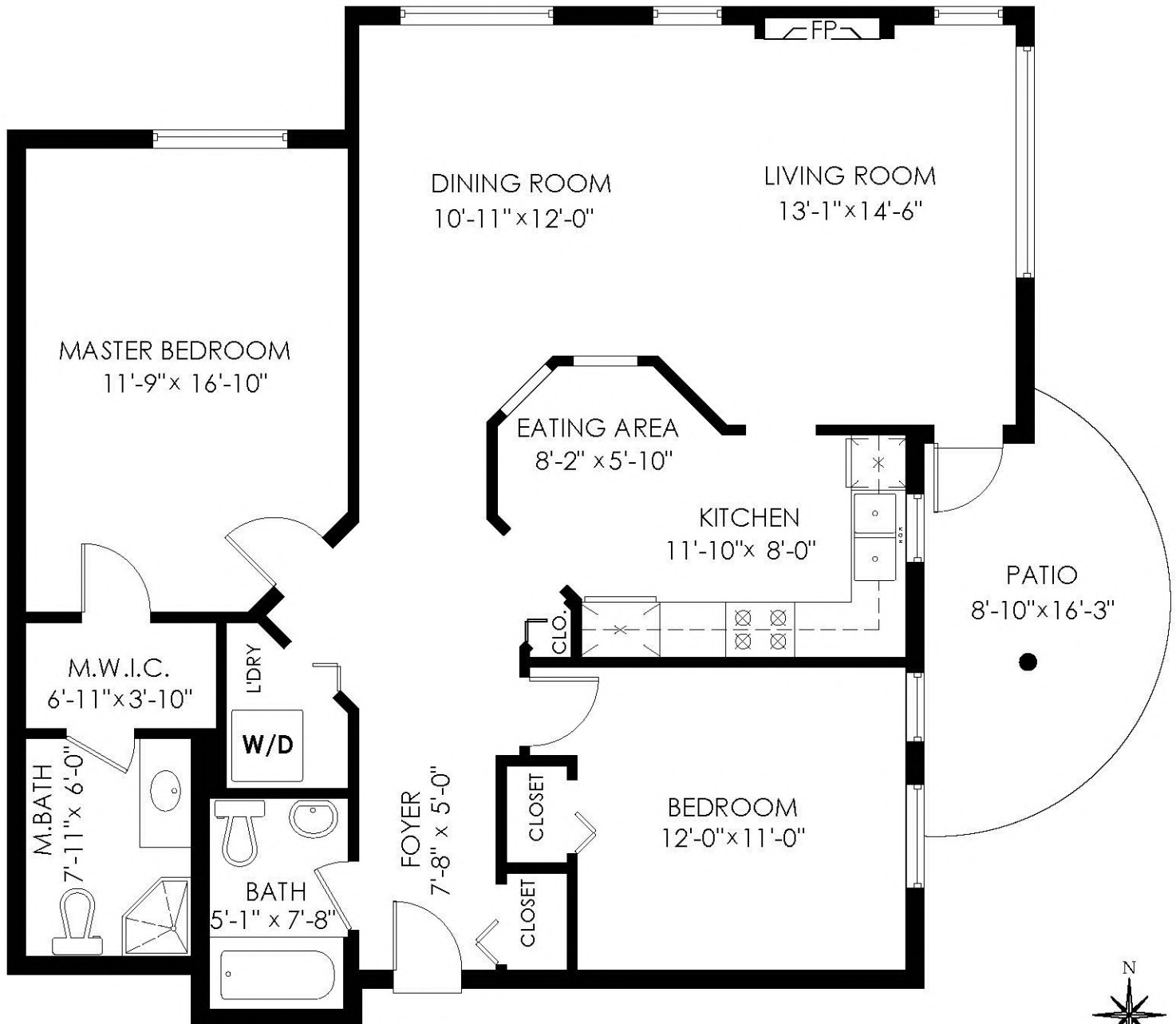
26 min





Scan QR Code to view
Virtual Walkthrough

**110-33731 Marshall Rd
Abbotsford**



Floor Area: 1,205 sq.ft.

Patio: 111 sq.ft.

Ceiling Height: 7'-11"

MEASURED ON: (2022-09-03)

info@pixlworks.com www.pixlworks.com 604.329.5788



R2722319
Board: F
Apartment/Condo

110 33731 MARSHALL ROAD

Abbotsford
Central Abbotsford
V2S 1L5

Residential Attached

\$359,000 (LP)

(SP) 



Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain: **No**
View: **No**
Complex / Subdiv: **Stephanie Place**
First Nation Reserve:

If new, GST/HST inc?:
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$399,900**
Approx. Year Built: **1993**
Age: **29**
Zoning: **RML**
Gross Taxes: **\$1,316.15**
For Tax Year: **2022**
Tax Inc. Utilities?: **No**
Tour: [Virtual Tour URL](#)

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplac... **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage; Underground, Visitor Parking**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 KM**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Lease... :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 9 SECTION 15 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1092 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **1,205**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,205 sq. ft.**
Unfinished Floor: **0**

Units in Development: **45**

Tot Units in Strata: **45** Locker: **Yes**
Stores in Building: **4**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Exposure:
Mgmt. Co's Name: **Associa British Columbia**
Maint Fee: **\$453.26**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Grand Total: **1,205 sq. ft.**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Not Allowed**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:

of Levels: **1**
of Rooms: **8**
Restricted Age: **19+**
or % of Rentals Allowed: **0 #**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **No** Dogs: **No**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'8 x 5'0			x	1	Main	4	No
Main	Bedroom	12'0 x 11'0			x	2	Main	3	Yes
Main	Kitchen	11'10 x 8'0			x	3			
Main	Eating Area	8'2 x 5'10			x	4			
Main	Dining Room	10'11 x 12'0			x	5			
Main	Living Room	13'1 x 14'6			x	6			No
Main	Master Bedroom	11'9 x 16'10			x	7			No
Main	Walk-In Closet	6'11 x 3'10			x	8			No

elevation 
REAL ESTATE GROUP

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