

132-31955 OLD YALE ROAD

LIVING AREA: 1,136 SQFT
BEDROOM: 2 | BATHROOM: 1



Welcome to Evergreen Village. This inclusive 55+ community is well-equipped w/ all amenities & more: Indoor pool/hot tub, exercise centre, billiards room & gathering hall. Neighbourhood is connected to the Clearbrook Waterworks District, delivering premium quality water to the residents. Enjoy stunning rooftop views & the Abbotsford Air Show from the observation deck or relax in the serene outdoor garden. Unit boasts massive floor plan w/ U-shaped living-dining-kitchen, 2 spacious bedrooms, and a patio opening into the tranquil courtyard, abundant in greenery. Plenty of storage in-suite plus a storage locker is just down the hall, with easy access to the parking garage, elevator, and swimming pool. Centrally located and all within steps to grocery shops, cafes, and medical clinics.



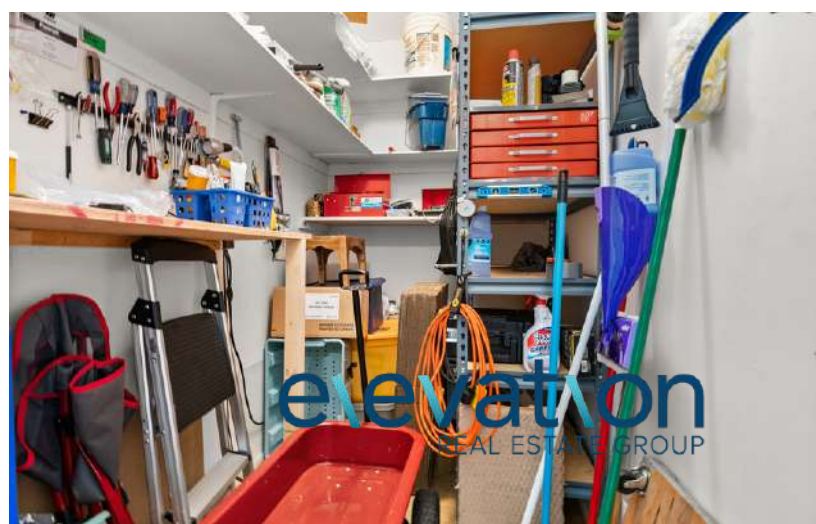
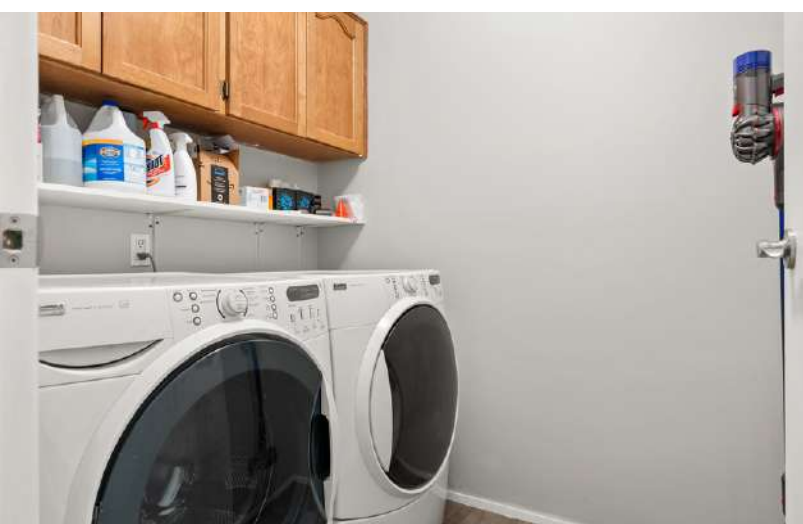
604-614-6401
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RE/MAX TREELAND REALTY

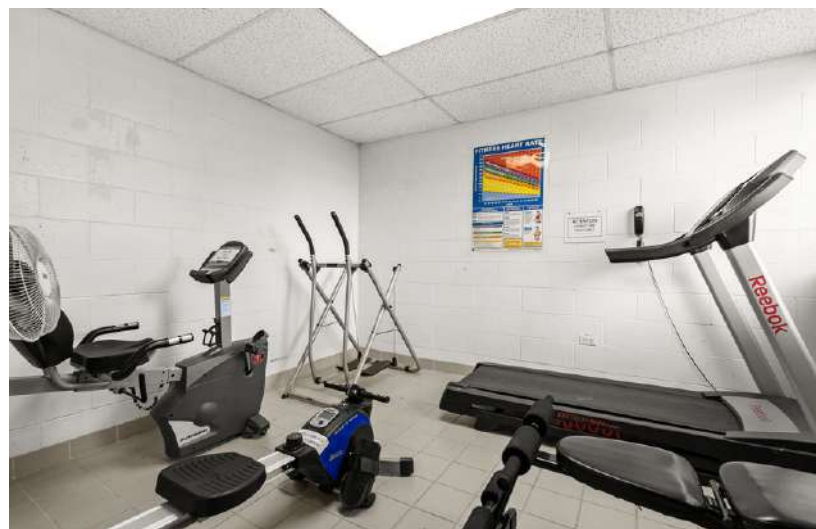
MARK DANA
PERSONAL REAL ESTATE CORPORATION

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









WALK SCORE

Walk Score
84
Very Walkable
Most errands can be accomplished on foot

Transit Score
53
Some Transit
Many nearby public transportation options

Bike Score
79
Very Bikeable
Biking is convenient for most trips

COMMUTE to downtown Abbotsford

 5 min  17 min  10 min  34 min

WHAT'S NEARBY

Restaurants:
Little Ceasars Pizza 0.1 km

Coffee:
Dhaliwal Sweets & Restaurant 0.4 km

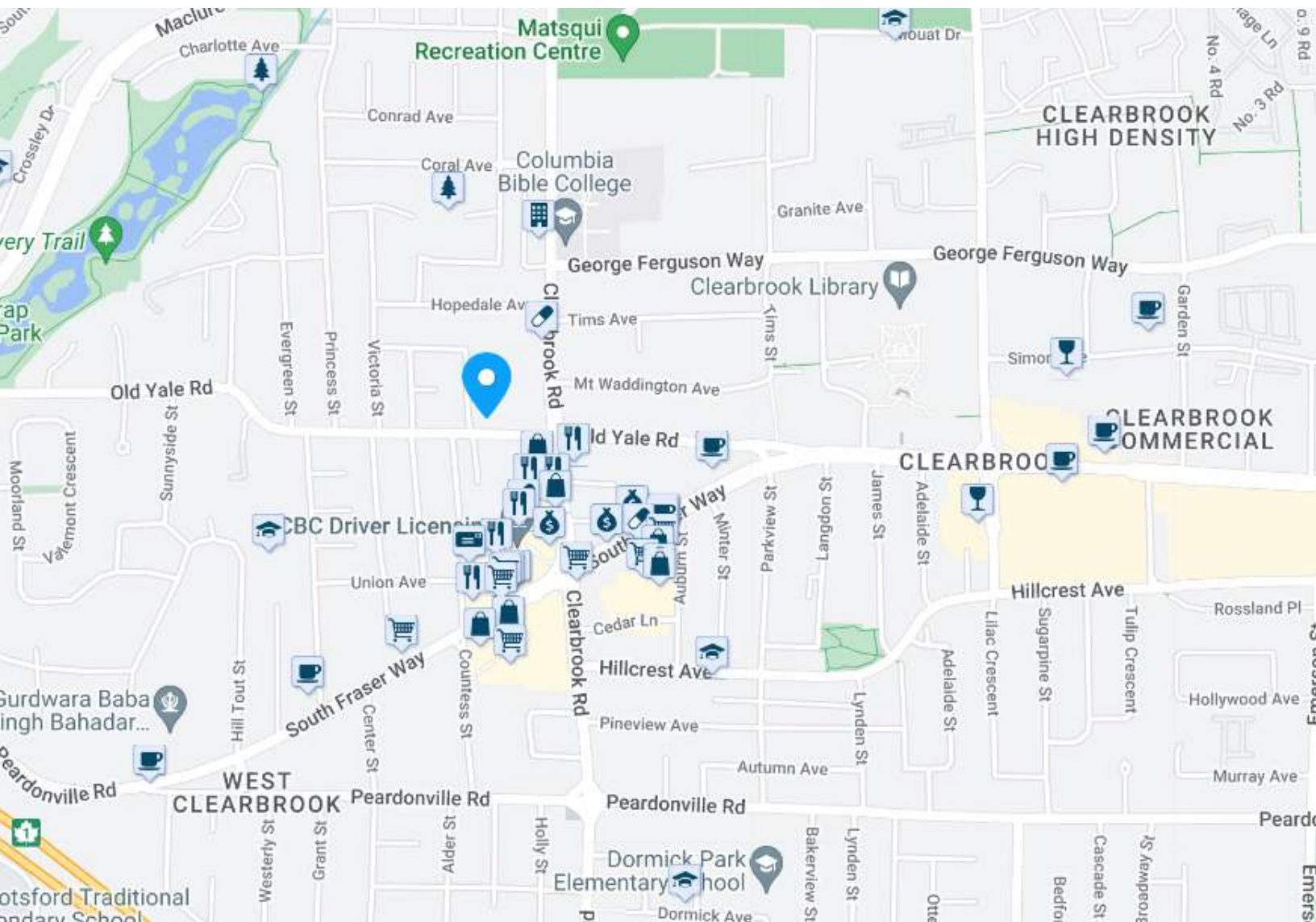
Bars:
Original Joe's 1 km

Groceries:
Clearbrook Minimart 0.7 km

Parks:
Community Park 0.5 km

Shopping:
VV Botique 0.1 km

Entertainment:
Cineplex Cinemas 2.9 km

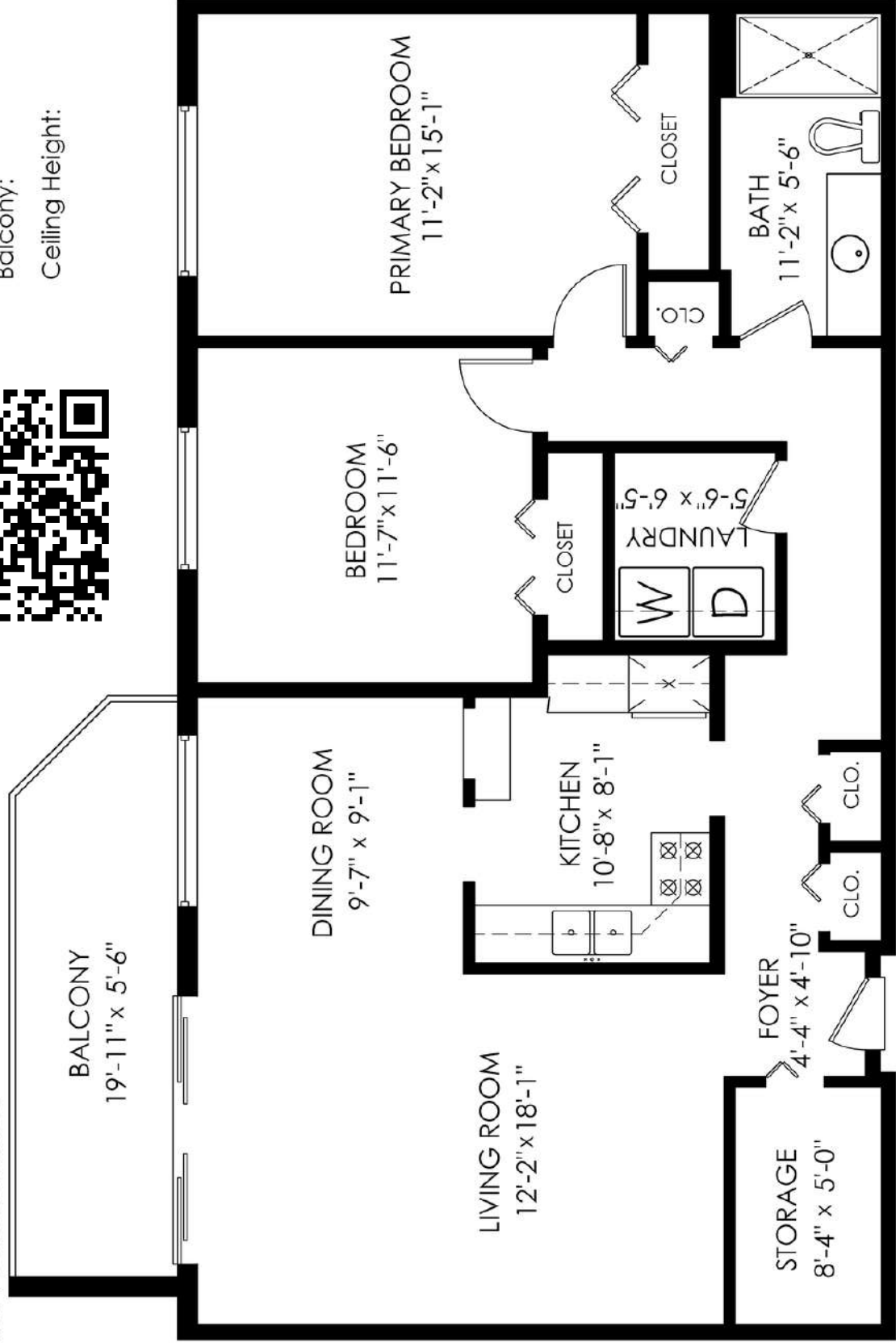
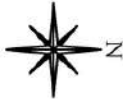




Floor Area: 1,138 sq.ft.

Balcony: 105 sq.ft.

Ceiling Height: 8'-0"



SCALE
0' 5'



TREELAND
REALTY

MEASURED ON: (2023-03-13)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



R2759755
Board: F
Apartment/Condo

132 31955 OLD YALE ROAD
Abbotsford
Abbotsford West
V2T 4N1

Residential Attached
\$289,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage:
Flood Plain: **No** P.I.D.: **001-204-173**
View: **No**
Complex / Subdiv: **Evergreen Village**
First Nation Reserve:
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **Community**

Original Price: **\$289,000**
Approx. Year Built: **1981**
Age: **42**
Zoning: **RMM**
Gross Taxes: **\$957.61**
For Tax Year: **2022**
Tax Inc. Utilities?:

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, RV Parking Avail., Visitor Parking**
Dist. to Public Transit: **Steps** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 88 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1737 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Guest Suite, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Wheelchair Access, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm**

Finished Floor (Main): **1,136** Units in Development: **205** Tot Units in Strata: **205** Locker: **Yes**
Finished Floor (Above): **0** Exposure:
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Steadfast Properties LTD.** Stores in Building:
Finished Floor (Below): **0** Maint Fee: **\$0.00** Mgmt. Co's #: **604-864-6400**
Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, RV Council/Park Apprv?:**
Finished Floor (Total): **1,136 sq. ft.** **Parking, Sewer, Snow removal, Water**
Unfinished Floor: **0**

Grand Total: **1,136 sq. ft.** Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Allowed**
Suite: **None** Restricted Age: **55+** # of Pets: Cats: **No** Dogs: **No**
Basement: **None** # or % of Rentals Allowed: **100%**
Crawl/Bsmt. Ht: # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **7** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'2 x 18'1			x	1	Main	3	No
Main	Dining Room	9'7 x 9'1			x	2			No
Main	Kitchen	10'8 x 8'1			x	3			No
Main	Primary Bedroom	11'2 x 15'1			x	4			No
Main	Bedroom	11'7 x 11'2			x	5			No
Main	Storage	8'4 x 5'			x	6			No
Main	Foyer	4'4 x 4'10			x	7			No
		x			x	8			No

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

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