



Presented by:

## Mark Dana - PREC

RE/MAX Treeland Realty  
Contc: 604-614-6401  
www.markdana.ca  
mdana@remax.net

elevation

**Active**  
**R2387854**

Board: F  
Apartment/Condo

### 303 32044 OLD YALE ROAD

Abbotsford  
Abbotsford West  
V2T 2C9

Residential Attached

**\$329,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$329,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1993</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>26</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RML</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,568.97</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$398.74</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>Yes</b>		P.I.D.: <b>018-058-108</b>
Mgmt. Co's Name: <b>Teamwork Property Mgmt Ltd.</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-854-1734</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Green Gables</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>Sanitation</b>		

Style of Home: **End Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: Coffee Counter**  
Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**  
Legal: **STRATA LOT 43, PLAN LMS710, 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 OR V,**  
Amenities: **Elevator, Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 15'2			x			x
Main	Kitchen	8'9 x 15'9			x			x
Main	Dining Room	12'3 x 11'9			x			x
Main	Den	6'9 x 10'4			x			x
Main	Master Bedroom	14'3 x 11'8			x			x
Main	Bedroom	10'8 x 10'			x			x
Main	Walk-In Closet	8'4 x 6'2			x			x
Main	Laundry	5'9 x 10'2			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,304</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>No</b>	3				Pool:
Finished Floor (Total): <b>1,304 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,304 sq. ft.</b>				7				
				8				

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

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**Welcome to Green Gables! Ideally located in the heart of Clearbrook, it is within walking distance to shopping, restaurants, library and places of worship. The building has recently updated the exterior, windows, exterior doors and balconies. Unit 303 was fully renovated in 2017! New flooring, lights, counter tops and back splash! Bright, open and spacious 2 bdrm 2 bath + Den corner unit! Extra storage space in the laundry room and a utility sink! Green Gables is a quiet 25+ building . No rentals, only cats allowed, and has a bonus guest suite in the building. Call to view today!**