



Presented by:

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elevation

Active
R2465202Board: F
Apartment/Condo**230 31955 OLD YALE ROAD**Abbotsford
Central Abbotsford
V2T 4N1

Residential Attached

\$179,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$179,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1985**
 Depth / Size (ft.): Bedrooms: **1** Age: **35**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RMM**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$826.63**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$237.83** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **001-204-408**
 Mgmt. Co's Name: **Steadfast Property Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-864-6400**
 View: **No :**
 Complex / Subdiv: **Evergreen Village**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

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

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: Covered Parking: 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: **No :**
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 110, PLAN NWS1737, PART SE1/4, SECTION 19, 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**
 Amenities: **Club House, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 18'6			x			x
Main	Dining Room	7' x 9'			x			x
Main	Kitchen	7' x 9'			x			x
Main	Laundry	5' x 7'6			x			x
Main	Foyer	4' x 7'			x			x
Main	Bedroom	13' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	764	# of Rooms: 6	# 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):	764 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement: None			6			No	
Grand Total:	764 sq. ft.				7			No	
					8			No	

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

Welcome to Evergreen Village! The ever-popular retirement complex is loved for its central location next to a seniors centre, and walk-ability to shopping, church, banking, and medical facilities. There is also a transit stop at the front of the complex. On-site amenities include a roof top deck, workshop, exercise area, indoor pool, hot tub, man-cave on the top floor with darts, pool tables, guest suites, a large activity room, underground secure parking and RV parking. Heat and hot water are included in the strata fee. View the pictures and virtual tour of this rarely available 1 bedroom 1 bath unit and then call to view today!