

# 817-31955 OLD YALE ROAD

2 BEDROOM | 2 BATHROOM  
LIVING AREA: 1,095 SQFT



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MARK DANA \*PREC  
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RE/MAX TREELAND REALTY

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# WELCOME TO EVERGREEN VILLAGE!

Some say it's the friendliest, most inclusive and well-equipped 55+ community in Abbotsford! This centrally located building is close to transit, shopping, restaurants, medical offices, and more! It has a swimming pool, hot tub, library, workshop, pool tables, ping pong table, roof top deck, RV parking, an outdoor garden for growing vegetables, large foyer, large amenities room and a guest suite! Also a great strata council and lots of volunteers! Unit 817 has 2 bedrooms and 2 bathrooms and receives the morning sun (great for plants and flowers) and has beautiful mountain views! You will love it up here! Check out the pictures and 3-D tour, then call to book your personal viewing today!

## WALK SCORE



### Very Walkable

Most errands can be accomplished on foot



### Some Transit

A few nearby public transportation options



### Very Bikeable

Biking is convenient for most trips

## COMMUTE (TO DOWNTOWN ABBOTSFORD)



2 min



4 min

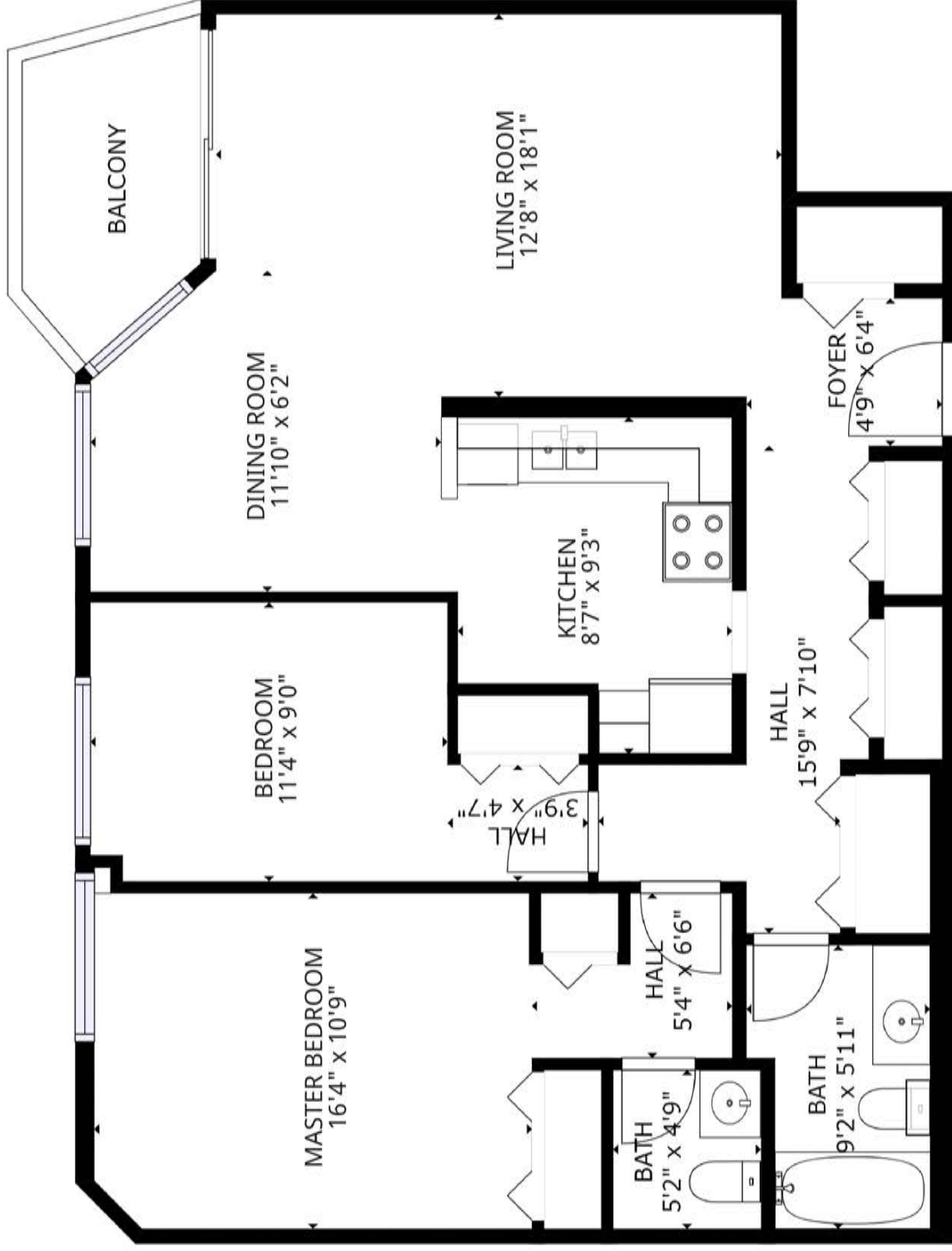


16 min









FLOOR 1

GROSS INTERNAL AREA

TOTAL: 1095 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Presented by:  
**Mark Dana - PREC**

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elevation

**Active**  
**R2550763**  
Board: F  
Apartment/Condo

**817 31955 OLD YALE ROAD**

Abbotsford  
Abbotsford East  
V2T 4N1

Residential Attached

**\$269,000 (LP)**

(SP) **M**



Sold Date: Frontage (feet): Original Price: **\$269,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1985**  
Depth / Size (ft.): Bedrooms: **2** Age: **36**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RMM**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$0.00**  
Council Apprv?: Half Baths: **1** For Tax Year: **2020**  
Exposure: **East** Maint. Fee: **\$348.92** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **002-958-341**  
Mgmt. Co's Name: **Steadfast Property Management** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-864-6400**  
View: **Yes: Mountains**  
Complex / Subdiv: **Evergreen Village**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **1 Storey, Upper Unit**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **City/Municipal**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**  
Reno. Year: **0**  
R.I. Plumbing: **0**  
Metered Water: **0**  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**  
Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **0**  
Dist. to Public Transit: **0**  
Units in Development: **0**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**  
Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **STRATA LOT 188, 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 V,**  
Amenities: **Club House, Elevator, Guest Suite, In Suite Laundry, Pool; Indoor, Workshop Attached**  
Site Influences: **Central Location, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 18'1			x			x
Main	Kitchen	8'7 x 9'3			x			x
Main	Dining Room	11'10 x 6'2			x			x
Main	Master Bedroom	16'4 x 10'9			x			x
Main	Bedroom	11'4 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,095</b>	# of Rooms: <b>5</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	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>55+</b>			2	Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,095 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Age Restrictions, Pets Not Allowed,</b>			5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>1,095 sq. ft.</b>	<b>Rentals Not Allowed</b>			6			<b>No</b>	
		Basement: <b>None</b>			7			<b>No</b>	
					8			<b>No</b>	

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

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