

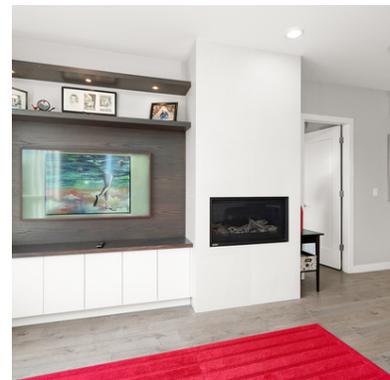
402-33540 MAYFAIR AVENUE

THE RESIDENCES

2 BEDROOM | 3 BATHROOM | LIVING AREA: 1,264 SQFT



Welcome to one of Abbotsford's finest residential buildings -THE RESIDENCES AT GATEWAY! Now available, this 2 bedroom (+ den) 3 bathroom, corner unit is spacious & luxurious! Originally purchased with close to \$40,000 worth of upgrades, the living area has a custom fireplace and entertainment center, a beautiful European-styled kitchen, high-end European appliances, built-in wine rack & slide-out pantry. Master bedroom has custom closet organizers, an ensuite with double sinks, heated floors & a double shower. The second bedroom has a custom closet & 4 pc ensuite. The den has a large window & custom built-in shelving with space for a wine fridge. Full laundry room & large covered deck! 2 secure underground parking & a personal 8' X 8' storage locker. Great location too! Call 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

Walk Score
53

Somewhat Walkable
Some errands can be accomplished on foot

Transit Score
47

Some Transit
A few nearby public transportation options

Bike Score
63

Somewhat Bikeable
Some bike infrastructure

SCHOOL CATCHMENT

Godson Elementary School

33130 Bevan Road
Abbotsford, BC V2S 1T6
(604) 853-8374

Abbotsford Middle School

33231 Bevan Avenue
Abbotsford, BC V2S 0A9
(604) 859-7125

Abbotsford Secondary School

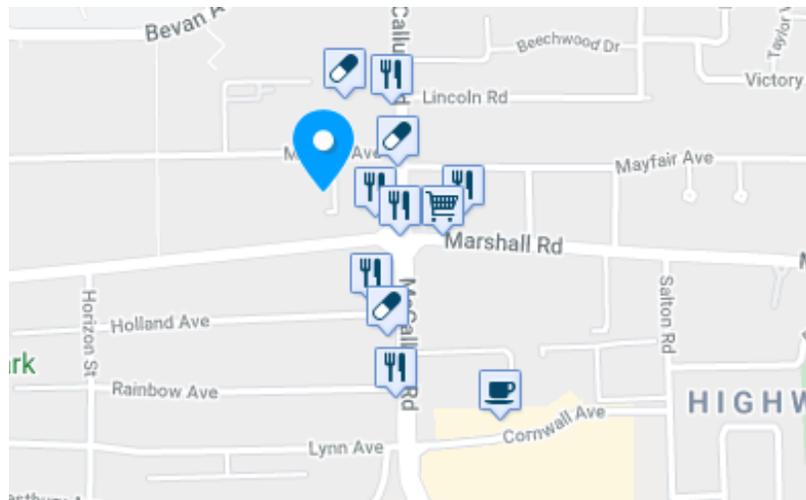
33355 Bevan Avenue
Abbotsford, BC V2S 0E7
(604) 853-3367

COMMUTE to downtown Abbotsford

 3 min

 6 min

 24 min





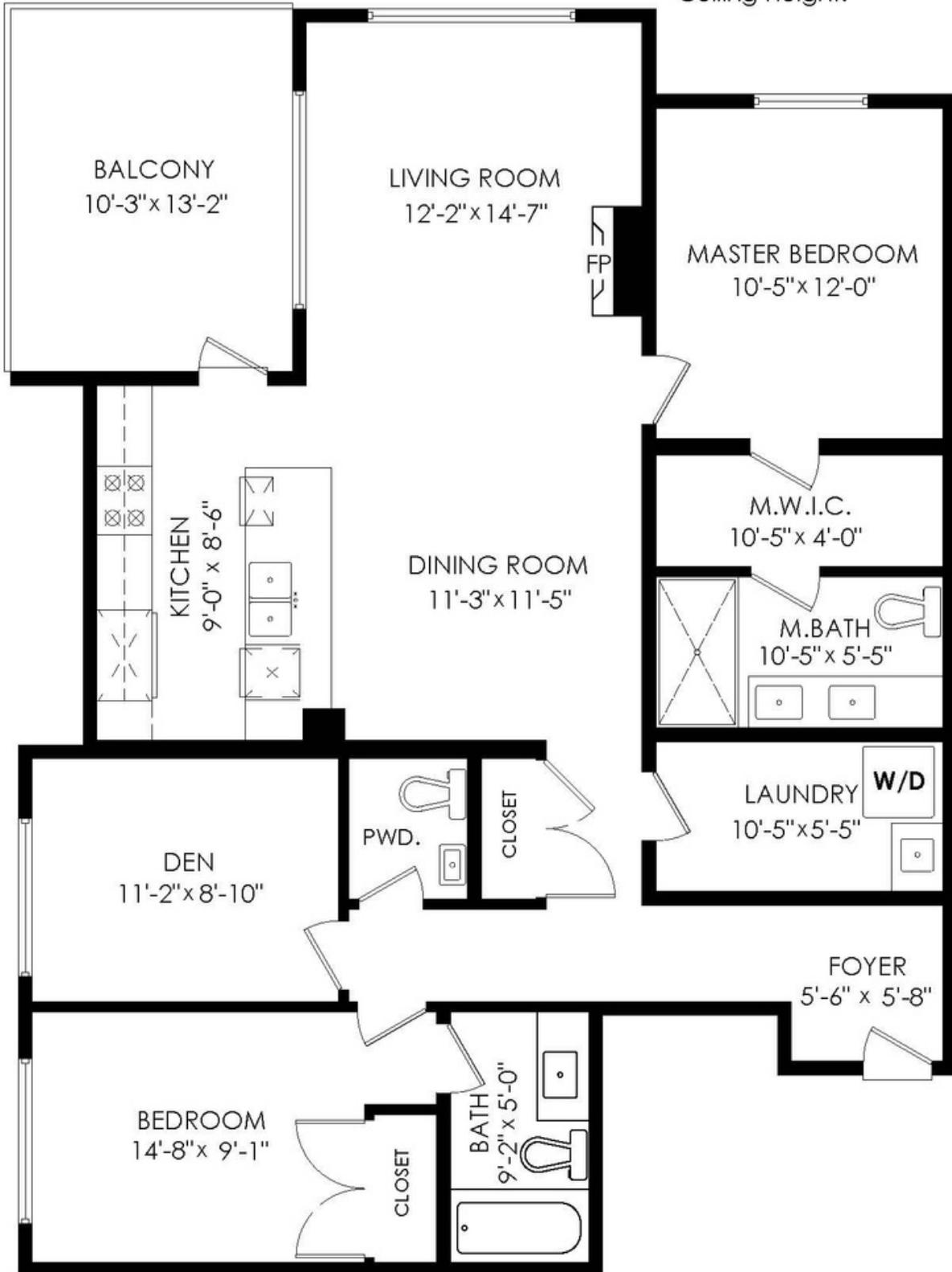
604-533-3491

info@elevationrealestate.ca
www.elevationrealestate.ca

Floor Area: 1,264 sq.ft.

Balcony: 135 sq.ft.

Ceiling Height: 9'-0"



TREELAND REALTY



ALL THE RAGE CREATIVE



MEASURED ON: (2021-08-04)

Measurements, Design & Scanning | 604-329-5788

ESD is used. 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. www.PixiWorks.com



Active
R2608288
 Board: F
 Apartment/Condo

402 33540 MAYFAIR AVENUE
 Abbotsford
 Central Abbotsford
 V2S 0J3

Residential Attached
\$638,000 (LP)



Sold Date: If new, GST/HST inc?: Original Price: **\$638,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2018**
 Frontage(feet): Bathrooms: **3** Age: **3**
 Frontage(metres): Full Baths: **2** Zoning: **N14-CD**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,646.50**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **030-634-571** Tax Inc. Utilities?: **No**
 View: **Yes Mt Baker**
 Complex / Subdiv: **The Residences**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **Steps** Dist. to School Bus: **6 Blks**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 80, PLAN EPS5007, SECTION 16, 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 V**

Amenities: **Air Cond./Central, Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm**

Finished Floor (Main): **1,264**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,264 sq. ft.**
 Unfinished Floor: **0**

Units in Development:
 Exposure: **West**
 Mgmt. Co's Name: **REMI Realty INC**
 Maint Fee: **\$324.28**
 Maint Fee Includes: **Garbage Pickup, Gas, Snow removal**

Tot Units in Strata: **98** Locker: **Yes**
 Stores in Building:
 Mgmt. Co's #: **604-530-9944**
 Council/Park Apprv?:

Grand Total: **1,264 sq. ft.**
 Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed: **TBA #**
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: **Yes** Dogs: **Yes**

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

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

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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