

102-32733 BROADWAY EAST STREET

THE VILLA

2 BEDROOM | 2 BATHROOM | LIVING AREA: 980 SQFT



Are you a first-time Buyer or Investor? Looking for a great building in a great location? Then check out this 2 bedroom, 2 bathroom, condo with 2 decks and 2 parking stalls in Central Abbotsford. Close to shopping, transit and Mill Lake. Tenant would like to stay. Current rent \$1,350 per mo. Electricity, heat, hot water all included in maintenance fee of \$413.30. 25+ age restriction. One cat allowed. Shared Laundry. This unit is on the first floor but NOT ground level. Updated roof, boiler and landscaping. Check out the pictures and virtual tour, then call to book your viewing today.



604-614-6401
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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
65

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score
46

Some Transit

A few nearby public transportation options

Bike Score
78

Very Bikeable

Biking is convenient for most trips

COMMUTE to downtown Abbotsford



1 min



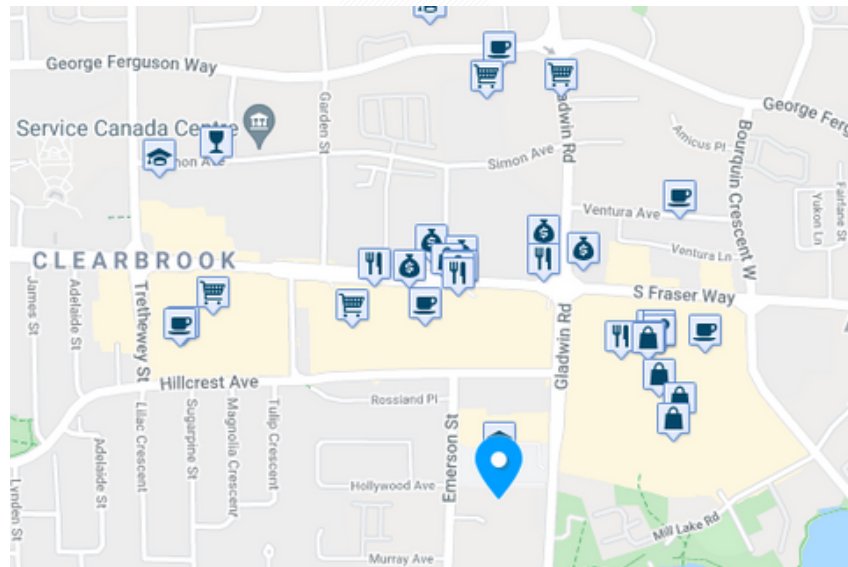
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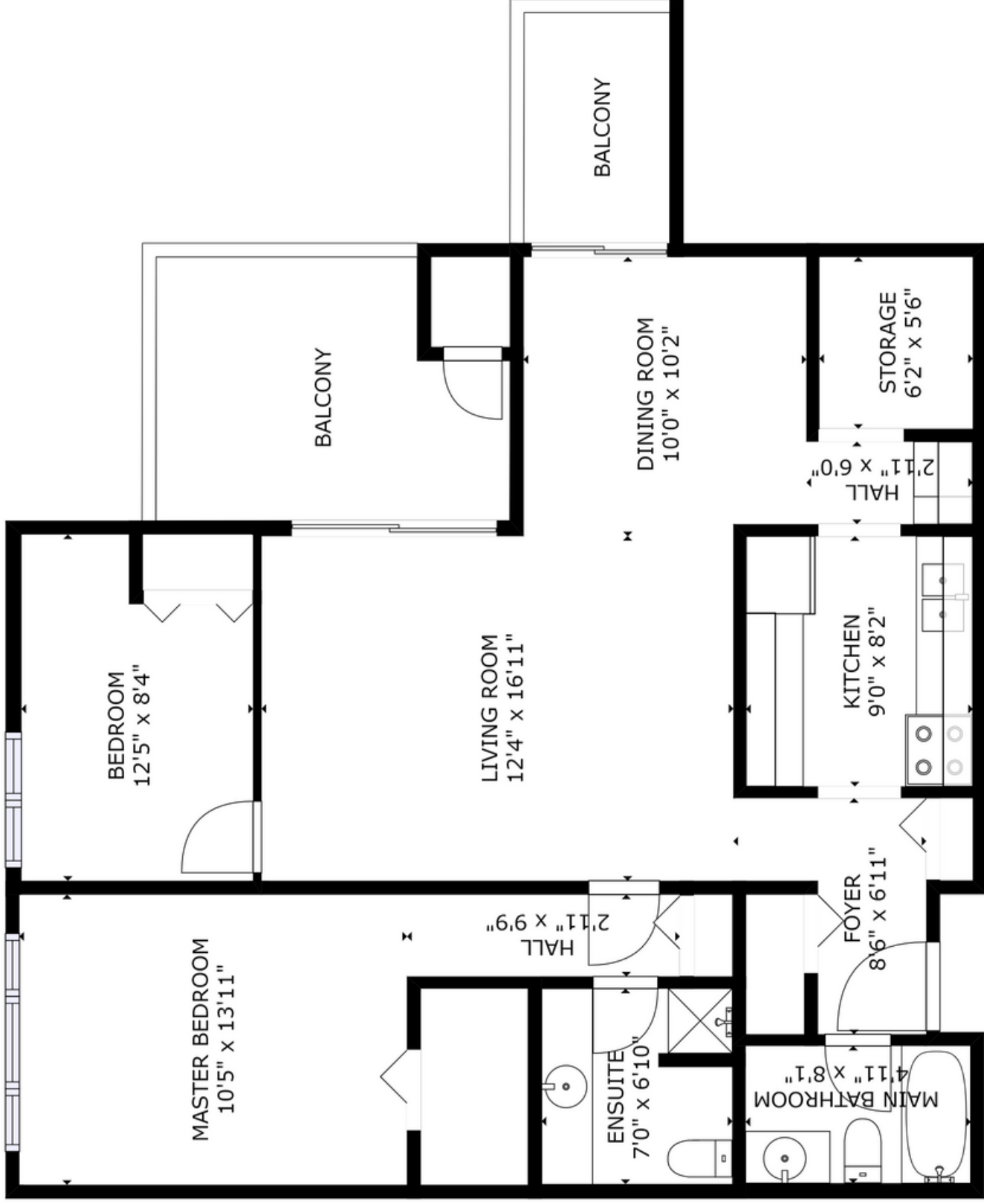


7 min



4 min





Active
R2620340
 Board: F
 Apartment/Condo

102 32733 BROADWAY EAST STREET

Abbotsford
 Central Abbotsford
 V2T 4M9

NEW PRICE!
\$349,500



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **2**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **002-130-106**
 View: **No :**
 Complex / Subdiv: **The Villa**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Original Price: **\$359,900**
 Approx. Year Built: **1982**
 Age: **39**
 Zoning: **MF**
 Gross Taxes: **\$1,232.12**
 For Tax Year: **2021**
 Tax Inc. Utilities?: **No**
 Tour: [Virtual Tour URL](#)

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Balcony(s), Sundeck(s)**
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 9 PLAN NWS1946 LEGAL SUBDIVISION1 SECTION 20 TOWNSHIP 16 LAND DISTRICT 36 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, AS APPROPRIATE**

Amenities: **Elevator, Shared Laundry**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Pantry, Refrigerator, Stove**

Finished Floor (Main): **980** Units in Development: **27** Tot Units in Strata: **27** Locker: **No**
 Finished Floor (Above): **0** Exposure:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Homelife Advantage** Stores in Building:
 Finished Floor (Below): **0** Maint Fee: **\$413.30** Mgmt. Co's #: **604-858-7368**
 Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Electricity, Garbage Pickup, Heat, Hot Water, Snow removal, Water**
 Finished Floor (Total): **980 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **980 sq. ft.** Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allowed**

Suite: **None** Restricted Age: **35+** # of Pets: **1** Cats: **Yes** 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	16'11 x 12'04			x	1	Main	3	Yes
Main	Kitchen	9'00 x 8'02			x	2	Main	4	No
Main	Dining Room	10'02 x 9'07			x	3			No
Main	Foyer	8'06 x 3'11			x	4			No
Main	Master Bedroom	10'04 x 19'09			x	5			No
Main	Bedroom	8'04 x 12'05			x	6			No
Main	Storage	5'06 x 6'02			x	7			No
		x			x	8			No

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

elevation REAL ESTATE GROUP

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