

410-32838 VENTURA AVENUE

VENTURA

2 BEDROOM | 2 BATHROOM | LIVING AREA: 874 SQFT



Check out this nearly new 2 bedroom 2 bathroom condo in Ventura (no GST payable!)

This home offers great features such as large windows letting in lots of natural light, huge kitchen with island breakfast bar, a gas range, stainless steel appliances, 9' ceilings, natural gas hookup on the deck, and its roughed in for AC. Located in the heart of Abbotsford you are close to shopping, parks, schools and major commuting routes. Amenities include: common courtyard with natural gas bbq, party room, gym, & dog wash station!



778-751-4447

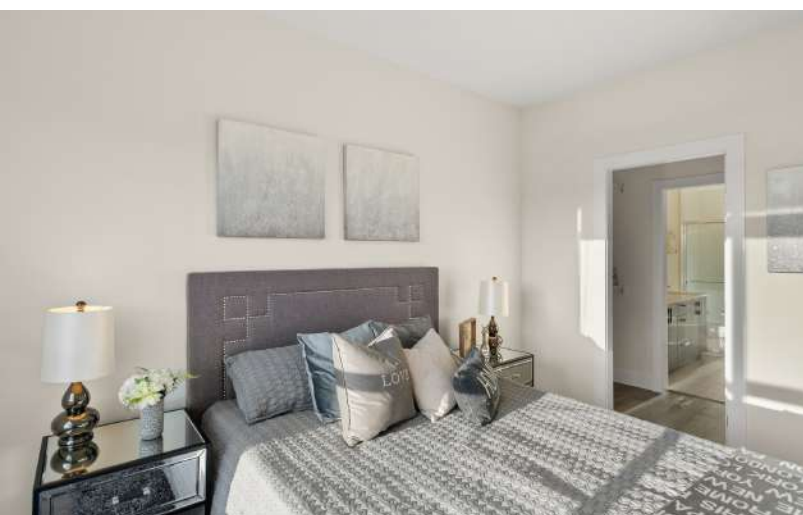
donavon@elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

DONAVON ASH

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





WALK SCORE



Very Walkable

Most errands can be accomplished on foot



Some Transit

A few nearby public transportation



Bikeable

Some biking infrastructure

SCHOOL CATCHMENT

Terry Fox Elementary School (K-5)

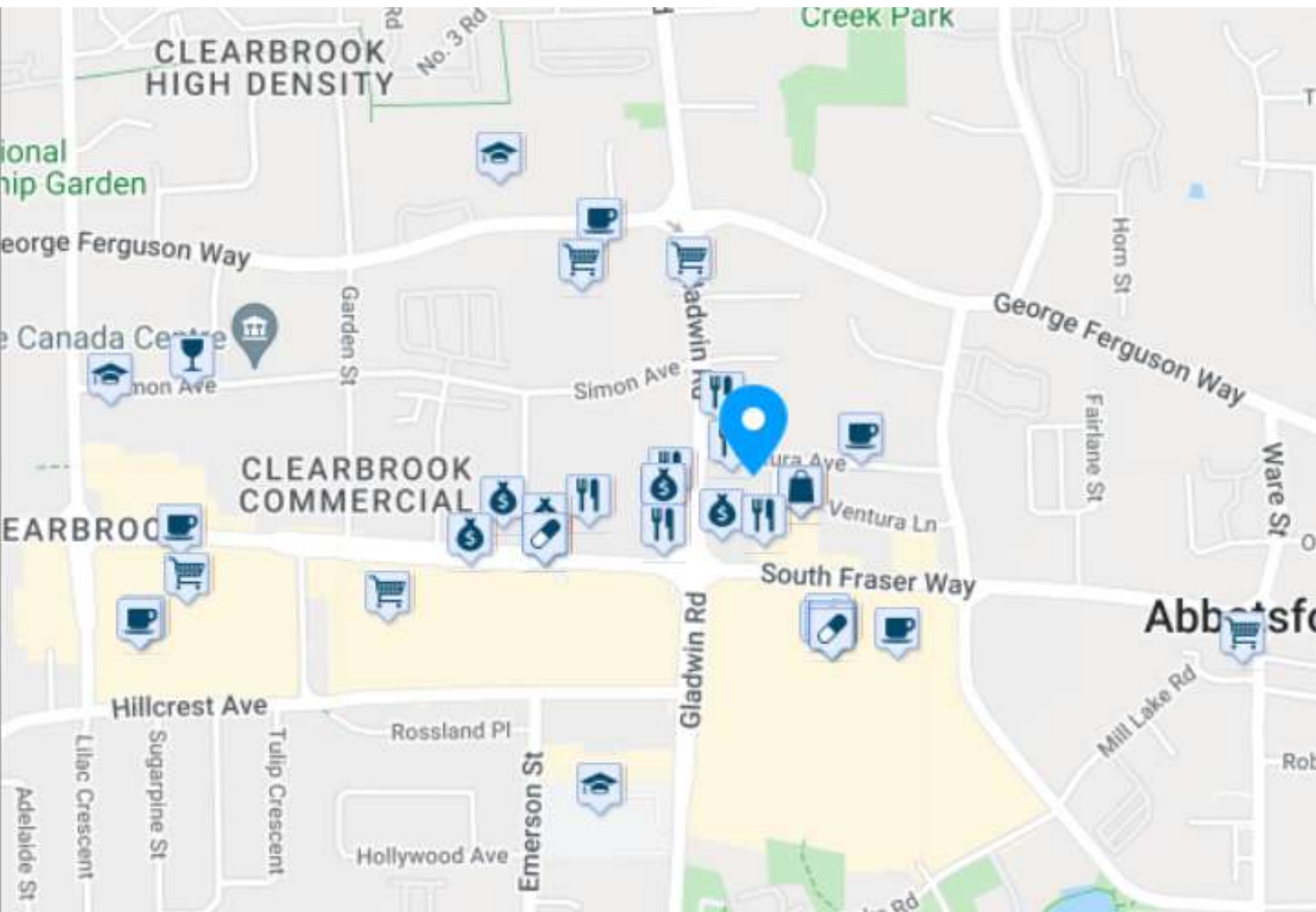
3071 Babich Street
Abbotsford B.C. V2S 5W5
(604) 859-8403

Chief Dan George (6-8)

32877 Old Riverside
Abbotsford, B.C. V2S 8K2
(604) 852-9616

WJ Mouat Secondary School (9-12)

32355 Mouat Drive
Abbotsford, B.C. V2T 4E9
(604) 853-7191



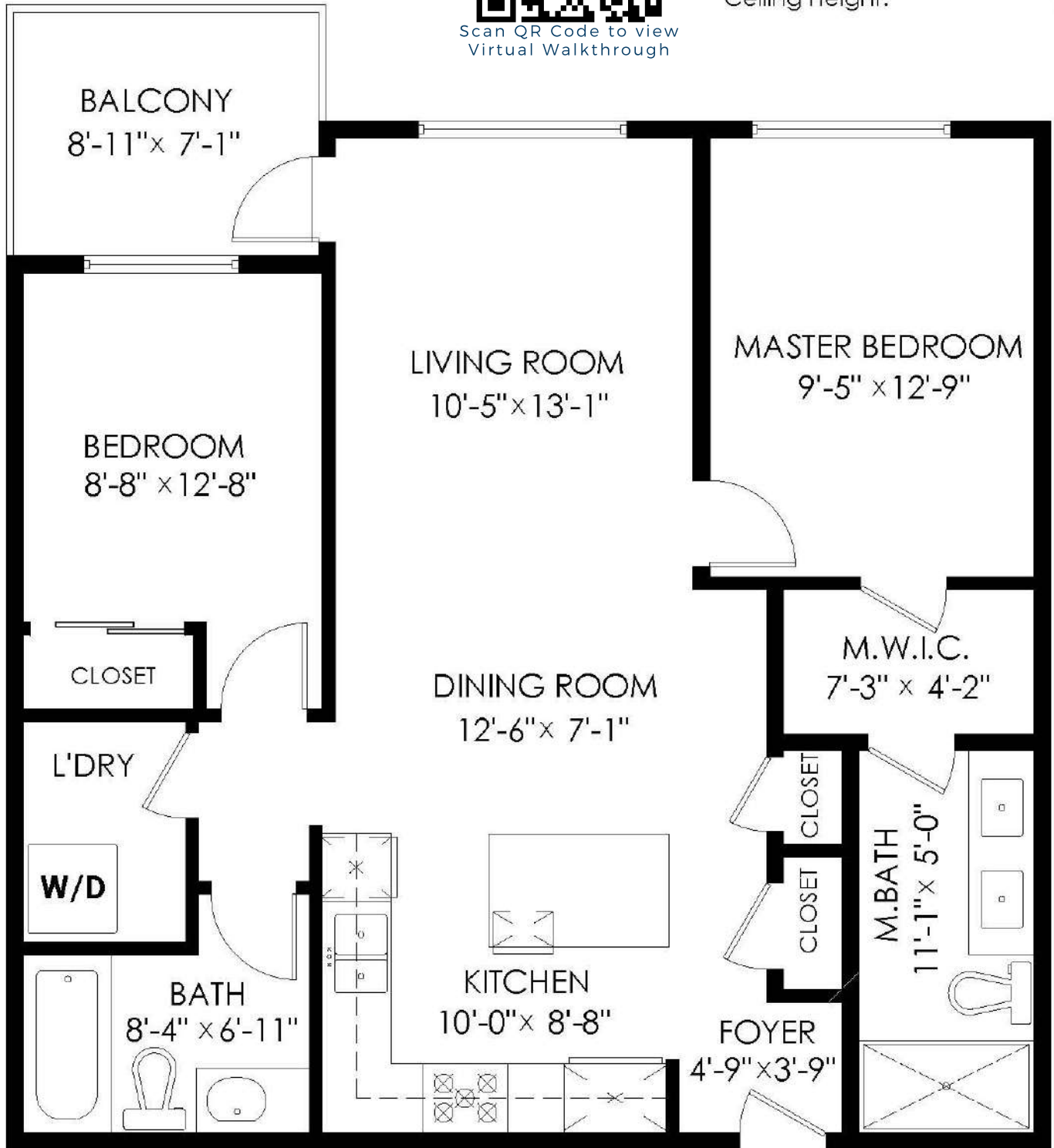


Scan QR Code to view
Virtual Walkthrough

Floor Area: 874 sq.ft.

Balcony: 63 sq.ft.

Ceiling Height: 8'-11"



SCALE



MEASURED ON: (2022-03-30)

info@pixlworks.com www.pixlworks.com 604.329.5788



R2680001
Board: F
Apartment/Condo

410 32838 VENTURA AVENUE

Abbotsford
Central Abbotsford
V2S 6J3

Residential Attached

\$550,000 (LP)

(SP) 



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.: **031-397-239**
View: **No**
Complex / Subdiv: **Ventura**
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Original Price: **\$550,000**
Approx. Year Built: **2021**
Age: **1**
Zoning: **C5**
Gross Taxes: **\$0.00**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour: [Virtual Tour URL](#)

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

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Other**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **1 Block**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 49 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7281 TOGETHER WITH AN I**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Green House, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **874**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **874 sq. ft.**
Unfinished Floor: **0**

Units in Development:
Exposure:
Mgmt. Co's Name: **Rancho Management Services**
Maint Fee: **\$270.58**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **71** Locker: **Yes**
Storeys in Building: **6**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

Grand Total: **874 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **8**

Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:
of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'5 x 13'1			x	1	Main	4	No
Main	Dining Room	12'6 x 7'1			x	2	Main	4	Yes
Main	Kitchen	10' x 8'8			x	3			No
Main	Master Bedroom	9'5 x 12'9			x	4			No
Main	Walk-In Closet	7'3 x 4'2			x	5			No
Main	Foyer	4'9 x 3'9			x	6			No
Main	Bedroom	8'8 x 12'8			x	7			No
Main	Patio	8'11 x 7'1			x	8			No

elevation
DONAVON ASH
donavon@elevationrealestate.ca
778-751-4447

RE/MAX Treeland Realty



VENTURA

STRATA PROPERTY FAQ

MAINTENANCE FEE: \$270.58

- Management Company: Rancho Management (604-684-4508)
- Maintenance Fee Includes:
 - Garbage Pickup
 - Gardening
 - Hot Water
 - Management
 - Rec Facility
 - Snow Removal

RESTRICTIONS

- Pets:
 - Pets allowed with restriction;
 - 2 Pets
 - Cats: Yes
 - Dogs: Yes

*All information is approximate. Buyers to verify if important.

