

122-2515 PARK DRIVE

VIVA ON PARK

2 BEDROOM | 2 BATHROOM | LIVING AREA: 839 SQFT



Perfect for first time buyers or investors! Conveniently located on the ground floor, this unit features granite countertops, stainless steel appliances, and an electric fireplace in the cozy and open living area. Step out onto the covered Patio surrounded by planted bushes kempt by strata. Master bedroom features a walk through his&hers closet and 4pc ensuite. Unit includes in-suite laundry, a designated storage locker and 2 parking spots. Take a stroll to Downtown Abbotsford to experience small town restaurants, cafes, and shops! Comfortably close to Highway 1 and transit steps from from the building. Pets and rentals allowed, with a low strata fee.



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



Car-Dependent

Most errands require a car.



Good Transit

Many nearby public transportation options.



Somewhat Bikeable

Minimal bike infrastructure.

SCHOOL CATCHMENT

Margaret Stenerson Elementary (K-5)

3060 Old Clayburn Road
Abbotsford BC V2S 4H3
(604) 859 3151

William A. Fraser Middle (6-8)

34695 Blatchford Way
Abbotsford BC V2S 6M6
(604) 859 6794

Yale Secondary (9-12)

34620 Old Yale Road
Abbotsford B.C. V2S 7S6
(604) 853 0778

COMMUTE Downtown Abbotsford



4 min



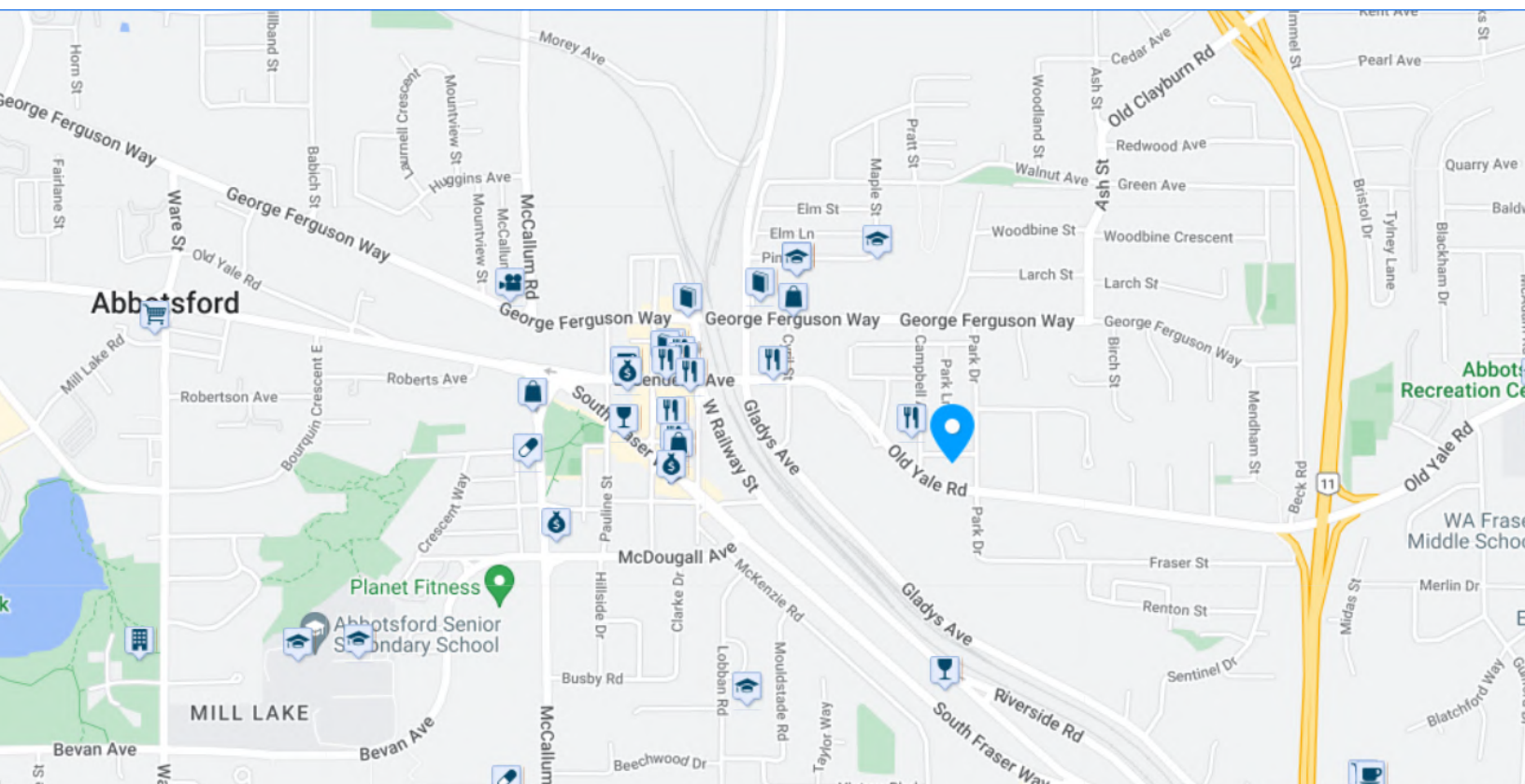
7 min



14 min



22 min



604-704-8551

info@elevationrealestate.ca

www.elevationrealestate.ca

Scan
QR Code
to view
Virtual
Walk-thru

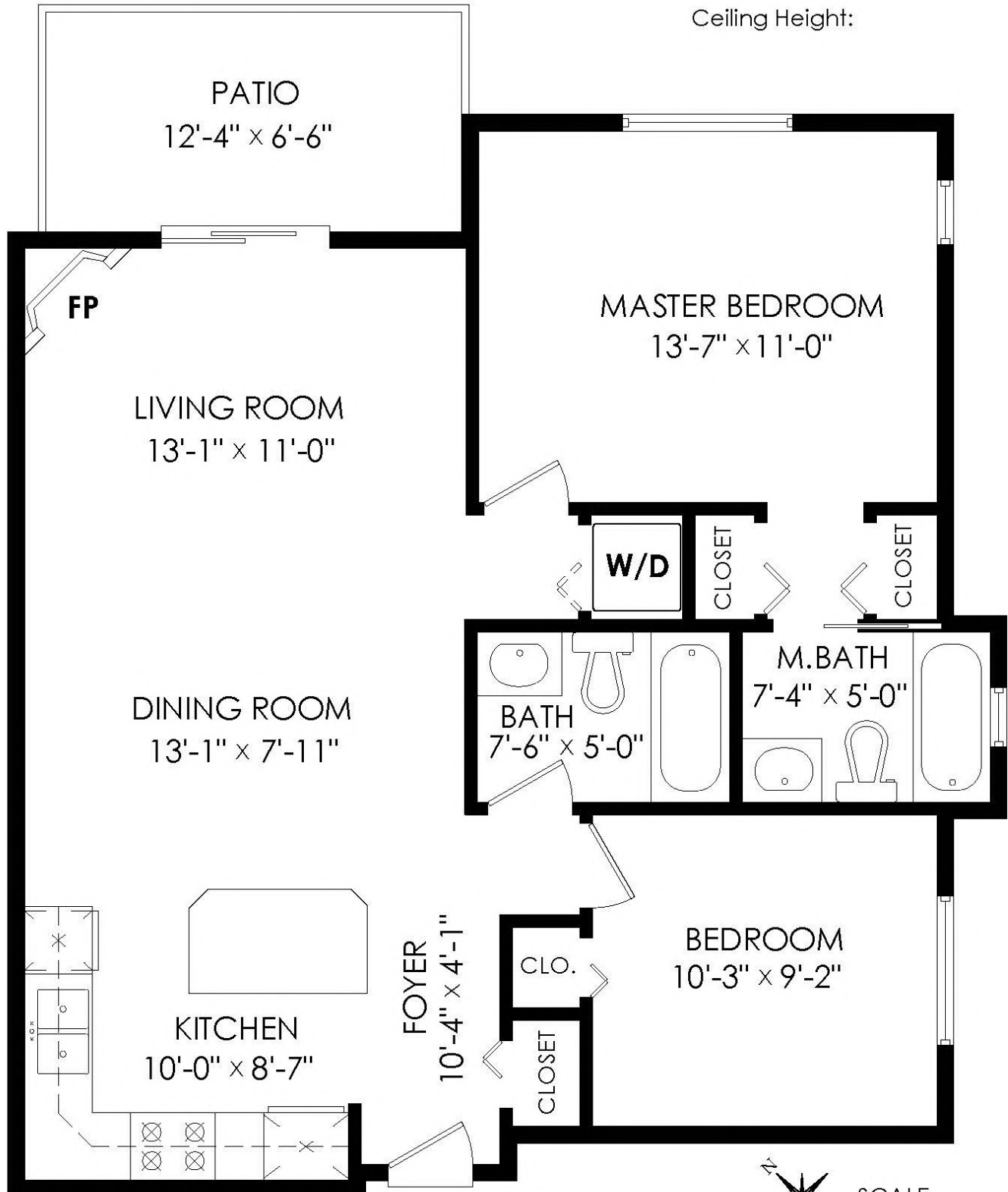


**122-2515 Park Dr,
Abbotsford**

Floor Area: 839 sq.ft.

Patio: 80 sq.ft.

Ceiling Height: 7'-10"



SCALE

MEASURED ON: (2022-05-04)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. 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.

R2691097
Board: F
Apartment/Condo

122 2515 PARK DRIVE

Abbotsford
Central Abbotsford
V2S 0B2

Residential Attached

\$499,000 (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: **No** P.I.D.: **027-077-799**
View: **No** :
Complex / Subdiv: **Viva on Park**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$499,000**
Approx. Year Built: **2007**
Age: **15**
Zoning: **RES**
Gross Taxes: **\$1,615.82**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour: [Virtual Tour URL](#)

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

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Open, Visitor Parking**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **5 Minutes**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 22, PLAN BCS2360, SECTION 22, 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: **Elevator, In Suite Laundry, Storage**

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

Finished Floor (Main): **839**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **839 sq. ft.**
Unfinished Floor: **0**

Units in Development:
Exposure:
Mgmt. Co's Name: **Remi Realty**
Maint Fee: **\$281.30**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Water**

Tot Units in Strata: **91** Locker: **Yes**
Stores in Building:
Mgmt. Co's #: **604-530-9944**
Council/Park Apprv?:

Grand Total: **839 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **No Short Term Rentals Allowed**

of Pets: **2** Cats: **Yes** Dogs: **Yes**

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

of Levels: **1**
of Rooms: **6**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'4 x 4'1			x	1	Main	4	No
Main	Kitchen	10'0 x 8'7			x	2	Main	4	Yes
Main	Dining Room	13'1 x 7'11			x	3			No
Main	Living Room	13'1 x 11'0			x	4			No
Main	Master Bedroom	13'7 x 11'0			x	5			No
Main	Bedroom	10'3 x 9'2			x	6			No
		x			x	7			No
		x			x	8			No

elevation 
REAL ESTATE GROUP

MARK DANA

PERSONAL REAL ESTATE CORPORATION

mark@elevationrealestate.ca | 604-614-6401

