

# 310-2414 CHURCH STREET

## AUTUMN TERRACE

2 BEDROOM | 1 BATHROOM | LIVING AREA: 1,087 SQFT



***EVERYTHING IS NEW!!! So much storage you forget it's an apartment! This 55+ top floor home has beautiful floors that flow with the décor in this Corner Unit. Large kitchen is done in contemporary classic white design with ceiling-height, soft-close cabinets and quartz countertops and new S/S appliances. New bathroom features a quartz countertop and abundant storage. Master bedroom has an elegant storage unit as well as a custom-designed walk-in-closet and additional closet! Second room can function as a home office or additional bedroom. Space available to accommodate a desk or queen-sized bed between the two large ceiling-height storage towers. Balcony fully enclosed with sliding windows. Proactive strata and a healthy contingency fund. Heat and hot water incl in strata fees. 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



## Somewhat Walkable

Some errands can be accomplished on foot.



## Some Transit

A few nearby public transportation options.



## Very Bikeable

Biking is convenient for most trips.

# SCHOOL CATCHMENT

## Dormick Park Elementary (K-5)

32161 Dormick Ave  
Abbotsford B.C. V2T 1J6  
Phone: 604.859.3712

## Abbotsford Middle School (6-8)

33231 Bevan Avenue  
Abbotsford B.C. V2S 0A9  
Phone: 604.859.7125

## Abbotsford Senior Secondary School (9-12)

33355 Bevan Avenue  
Abbotsford B.C. V2S 0E7  
Phone: 604.853.3367

# COMMUTE Downtown Abbotsford.



5 min



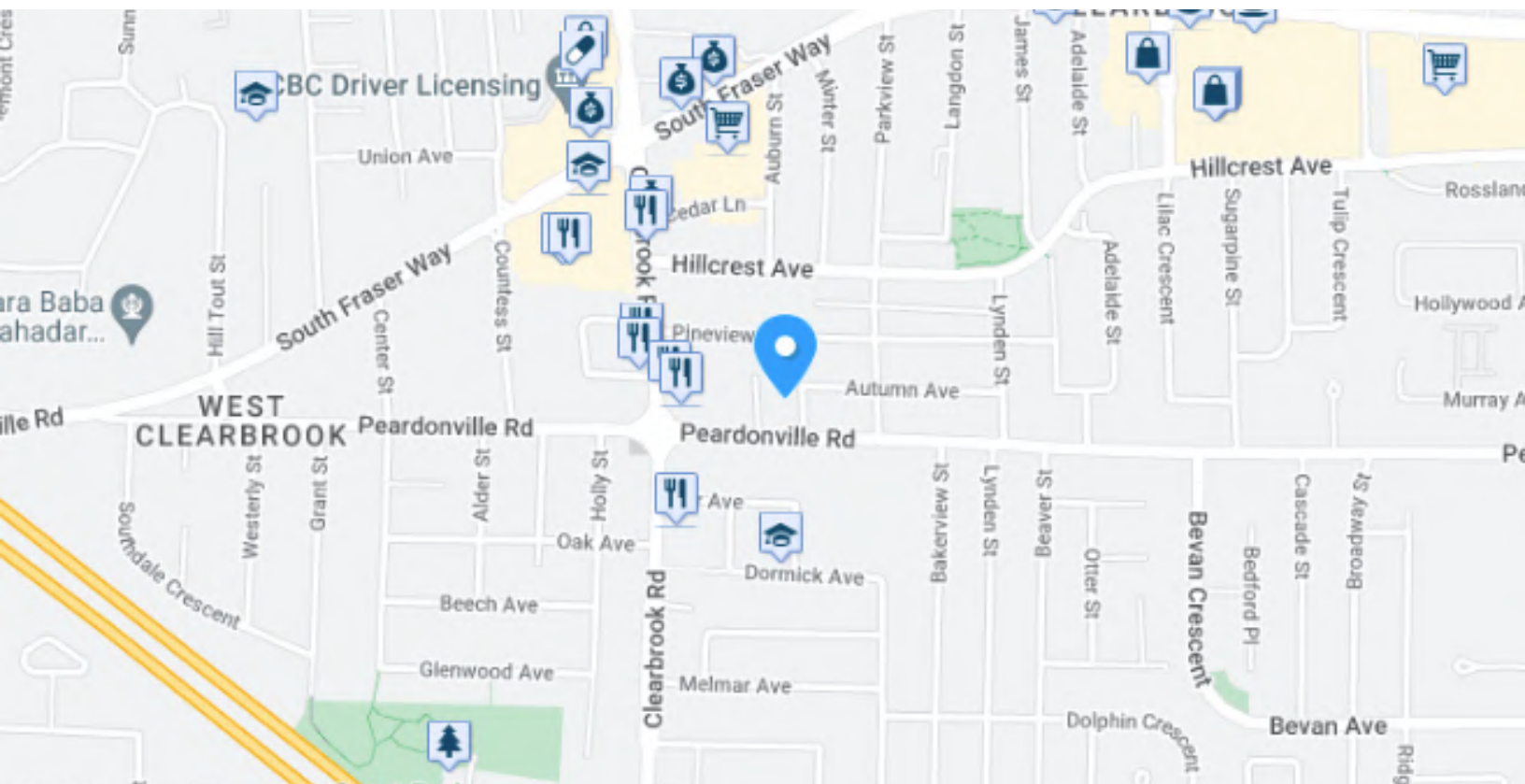
10 min



20 min



32 min



**604-704-8551**

info@elevationrealestate.ca

www.elevationrealestate.ca



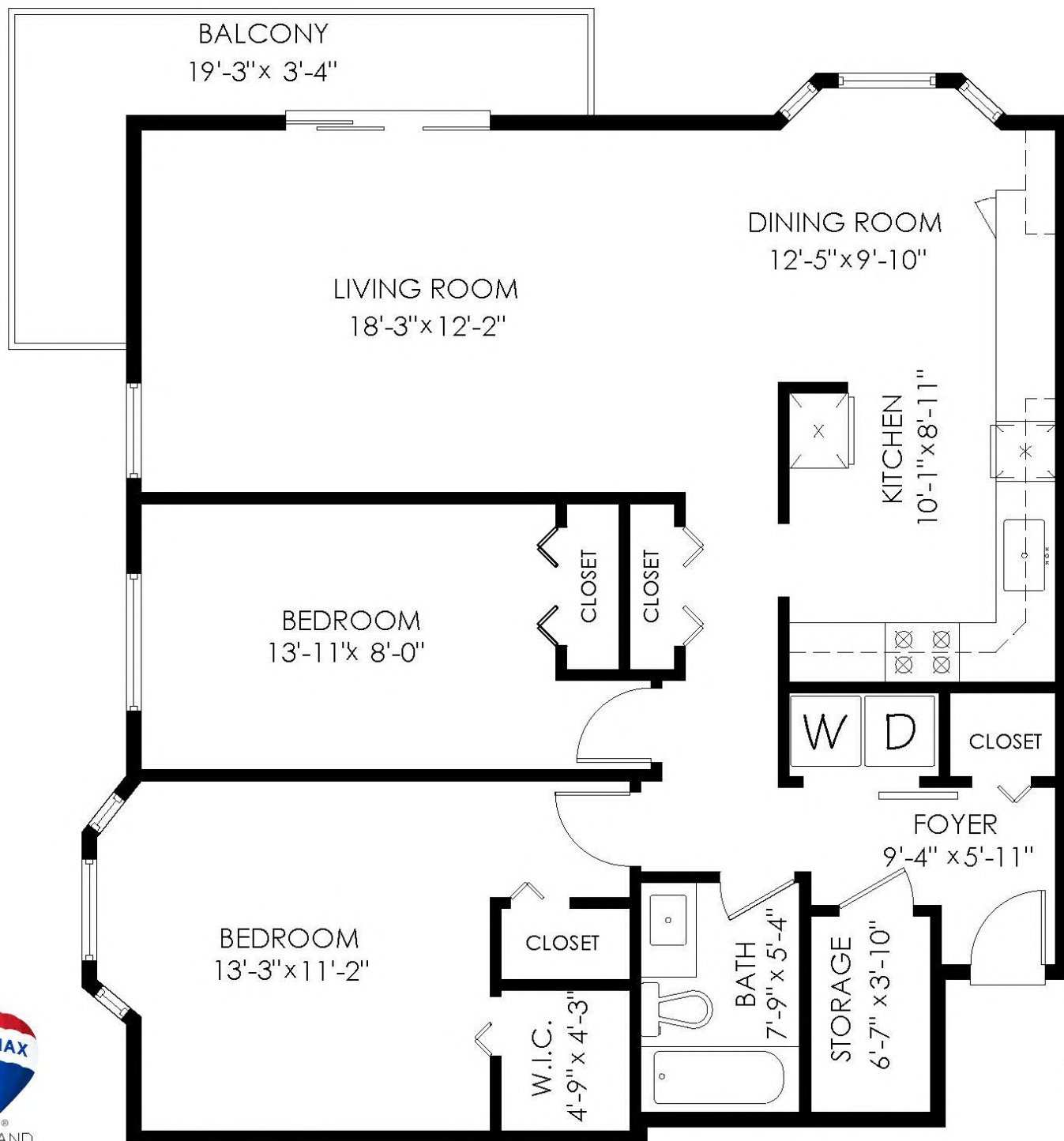
Scan QR Code  
to view Virtual  
Walkthrough

**310-2414 Church St,  
Abbotsford**

**Floor Area:** 1,087 sq.ft.

Balcony: 94 sq.ft.

Ceiling Height: 8'-0"



SCALE



**MEASURED ON: (2022-05-16)**

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.

**R2695723**  
Board: F  
Apartment/Condo

## 310 2414 CHURCH STREET

Abbotsford  
Abbotsford West  
V2T 3J7

Residential Attached

**\$414,900** (LP)

(SP) 



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **2**  
Frontage(feet): Bathrooms: **1**  
Frontage(metres): Full Baths: **1**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: **No** P.I.D.: **000-796-409**  
View: **No** :  
Complex / Subdiv: **Autumn Terrace**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Original Price: **\$414,900**  
Approx. Year Built: **1984**  
Age: **38**  
Zoning: **RML**  
Gross Taxes: **\$989.42**  
For Tax Year: **2021**  
Tax Inc. Utilities?: **No**  
Tour: [Virtual Tour URL](#)

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

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt, Tar & Gravel**

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

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

Legal: **STRATA LOT 42 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLANNW2196 TOGETHER WITH AN IN**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Recreation Nearby, Retirement Community, Shopping Nearby**  
Features: **ClthWsh/Dryg/Frdg/Stve/DW, Microwave, Smoke Alarm**

Finished Floor (Main): **1,087**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,087 sq. ft.**  
Unfinished Floor: **0**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Campbell Management**  
Maint Fee: **\$360.52**  
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**

Tot Units in Strata: **48** Locker: **Yes**  
Stores in Building: **3**  
Mgmt. Co's #: **604-869-0380**  
Council/Park Apprv?:

Grand Total: **1,087 sq. ft.**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns, Rentals Not Allowed**  
Restricted Age: **55+** # of Pets: Cats: Dogs:  
# or % of Rentals Allowed: **0%**  
Short Term (<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'4 x 5'11			x	1	Main	4	No
Main	Storage	6'7 x 3'10			x	2			No
Main	Master Bedroom	13'3 x 11'2			x	3			No
Main	Walk-In Closet	4'9 x 4'3			x	4			No
Main	Bedroom	13'11 x 8'0			x	5			No
Main	Living Room	18'3 x 12'2			x	6			No
Main	Dining Room	12'5 x 9'10			x	7			No
Main	Kitchen	10'1 x 8'11			x	8			No

**elevation**   
REAL ESTATE GROUP

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