

Presented by:  
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Abbotsford, Abbotsford East Residential Attached  
**# 85 35287 OLD YALE RD, V3G 8H5** MLS# F1002292 **Active**



List Price: \$284,900 Previous Price:

Subdiv/Complex: THE FALLS

Frontage:	Approx Yr Bld:	2004	PID:	025-933-523
Depth/Size:	Age at List Date:	6	Type:	Townhouse
Lot SqFt: 0	Bedrooms:	3	Zoning:	RML
Exposure: SE	Bathrooms:	2	Taxes:	\$1,814 (2009)
Stories in Bldg:	Full Baths:	2	Gst Incl:	
Flood Plain:	Half Baths:	0	Apprvl Reqd:	No
Meas. Type:	Tax Incl Utilities:	Yes		
Fixtures Lsd: N				
Fixt Removed: N				
View: N				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Grge/Double Tandem, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Patio(s)	Property Disclosure:	Y - UPON		
Mngmt Co:	Baywest	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-853-7511	Maint Fee:	\$183.59		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL LMS3795 LT 79 LD 36 SEC 13 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: None

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Satellite Dish, Security - RI, Sprinkler - Fire, Vacuum R.I.

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6 X 15'6						
Main F.	Kitchen	8'6 X 10'						
Main F.	Dining	11'11 X 6'2						
Main F.	Family Room	11'11 X 10'2						
Above	Master Bedroom	13' X 11'3						
Above	Bedroom	7'3 X 11'3						
Above	Bedroom	10'2 X 8'						
Below	Workshop	15' X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	8	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	3	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	Basement Area:	Part	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 ; Ensuite: N
Finished Floor Area Bsmt:	Bsmt Height:	4	
Total Finished Floor Area:	Restricted Age:	5	
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	# or % Rentals:	7	
Grand Total Floor Area:		8	

Listing Broker(s): (1) RE/MAX Little Oak Realty, (2) RE/MAX Little Oak Realty

The Falls. Attention first time buyers! This 3 bedroom, 2 bathroom home is located in one of Abbotsford's best family oriented townhouse developments. Situated in the newest part of the development, this home features some fresh paint, electric fireplace, a private back patio, abundant visitor parking nearby and is centrally located to some of Abbotsford's best schools and recreation facilities. This development is pet friendly with no age restrictions.