

# 23-2525 YALE COURT

## YALE COURT

4 BEDROOM | 4 BATHROOM | LIVING AREA: 2,655 SQFT



Welcome to the ever-popular Yale Court! This highly sought 4 bedroom 4 bathroom end-unit home is now available. Immaculately kept inside and out, this house features LARGE east & south facing windows providing an abundance of natural light throughout the day. The spacious kitchen equipped with extensive counter space and cupboards opens up to the private green space patio. Upstairs boasts 3 generously-sized bedrooms including a massive master bedroom with walk-in closet. Master ensuite features separate soaker tub! Fully finished basement with a fourth bedroom, rec room and 3 pc bathroom. Central A/C, ample storage and closets throughout! Centrally located and only steps to schools, parks, restaurants and the rec center! Check out the pictures and walk-through tour then call to view 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

Walk Score  
**43**

## Car-Dependent

Most errands require a car

Transit Score  
**35**

## Some Transit

A few nearby public transportation options

Bike Score  
**35**

## Somewhat Bikeable

Minimal bike infrastructure

# SCHOOL CATCHMENT

## Margaret Stenersen Elementary

3060 Old Clayburn Road  
Abbotsford, BC V3S 4H3  
(604) 859-3151

## William A. Fraser Middle School

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

## Yale Secondary

34620 Old Yale Road,  
Abbotsford, BC V2S 7S6  
(604) 853-0778

# COMMUTE to downtown Abbotsford



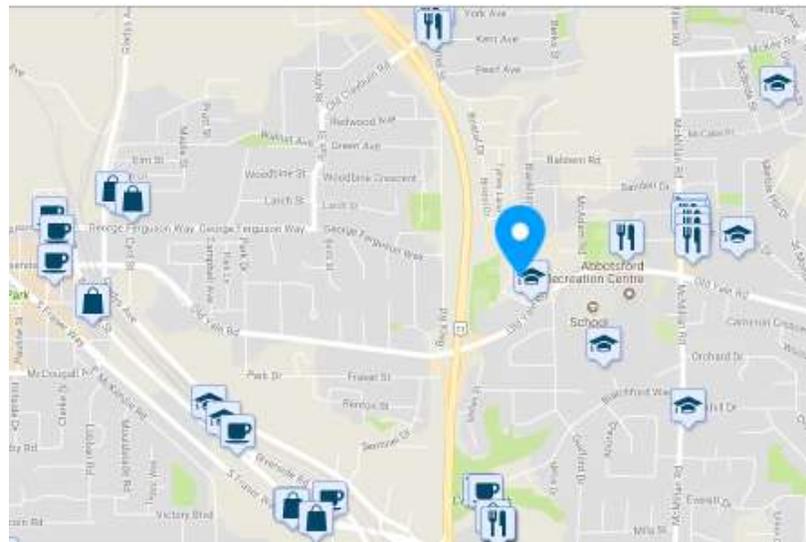
10 min



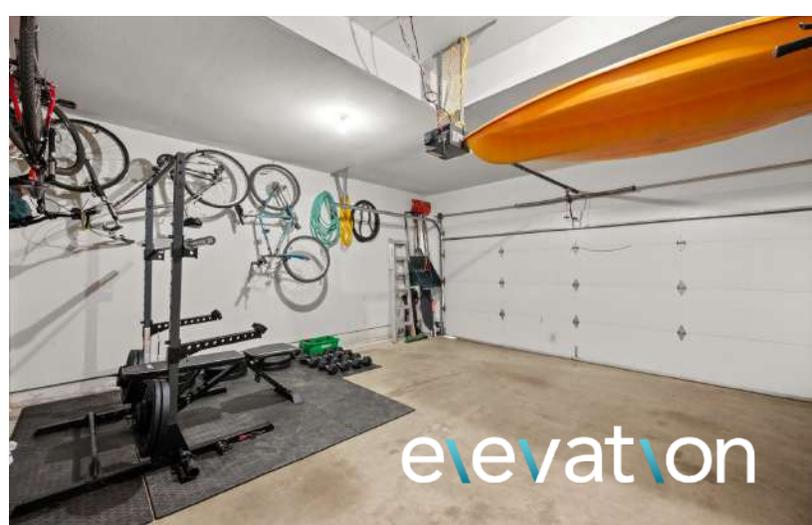
18 min



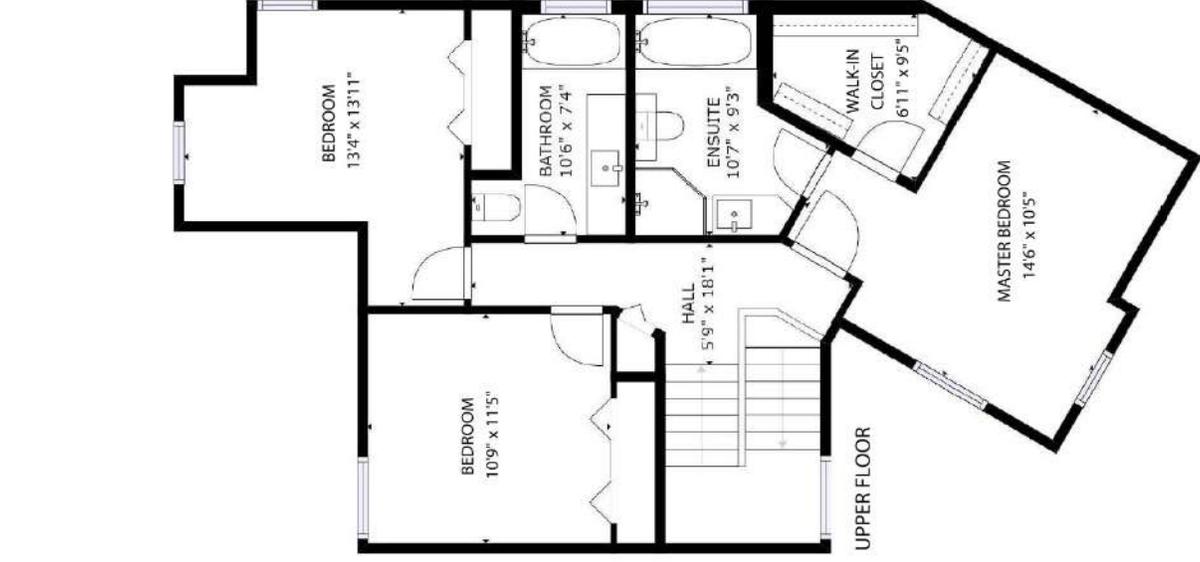
60+ min







elevation



GROSS INTERNAL AREA

MAIN: 882 sqft | UPPER: 891 sqft | BSMT: 882 sqft

TOTAL: 2,655 sqft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Active**  
**R2602320**  
 Board: F  
 Townhouse

**23 2525 YALE COURT**

Abbotsford  
 Abbotsford East  
 V2S 8G9

Residential Attached  
**\$779,000 (LP)**



Sold Date: If new, GST/HST inc?: Original Price: **\$779,000**  
 Meas. Type: Bedrooms: **4** Approx. Year Built: **1996**  
 Frontage(feet): Bathrooms: **4** Age: **25**  
 Frontage(metres): Full Baths: **3** Zoning: **RM30**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,300.17**  
 Sq. Footage: **0.00** For Tax Year: **2020**  
 Flood Plain: P.I.D.: **024-156-205** Tax Inc. Utilities?: **No**  
 View: **No**  
 Complex / Subdiv: **YALE COURT**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:  
 Fixtures Rmvd: **Yes: two metal shelving units in garage**  
 Floor Finish: **Hardwood, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 23, PLAN LMS2733, SECTION 23, 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 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum - Built In**

Finished Floor (Main):	<b>882</b>	Units in Development:		Tot Units in Strata:	<b>58</b>	Locker:	<b>No</b>
Finished Floor (Above):	<b>891</b>	Exposure:	<b>South</b>	Stores in Building:			
Finished Floor (AbvMain2):	<b>0</b>	Mgmt. Co's Name:	<b>CAMPBELL MANAGEMENT</b>	Mgmt. Co's #:	<b>604-864-0380</b>		
Finished Floor (Below):	<b>0</b>	Maint Fee:	<b>\$418.00</b>	Council/Park Apprv?:	<b>No</b>		
Finished Floor (Basement):	<b>882</b>	Maint Fee Includes:	<b>Garbage Pickup, Gardening, Management, Water</b>				
Finished Floor (Total):	<b>2,655 sq. ft.</b>						
Unfinished Floor:	<b>0</b>						

Grand Total: **2,655 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
 Suite: **None** Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
 Basement: **Full** # or % of Rentals Allowed: **0#**  
 Crawl/Bsmt. Ht: # of Levels: **3** Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 # of Kitchens: **1** # of Rooms: **14** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'03 x 8'01	Bsmt	Bedroom	14'06 x 13'05	1	Main	2	No
Main	Laundry	8'11 x 9'0	Bsmt	Utility	9'10 x 10'05	2	Above	4	No
Main	Den	9'05 x 11'0			x	3	Above	4	Yes
Main	Living Room	13'01 x 14'01			x	4	Bsmt	4	No
Main	Dining Room	11'11 x 8'08	Above	Master Bedroom	14'06 x 10'05	5			No
Main	Kitchen	10'02 x 13'11	Above	Walk-In Closet	6'11 x 9'05	6			No
Bsmt	Recreation Room	24'06 x 10'09	Above	Bedroom	10'09 x 11'05	7			No
Bsmt	Storage	9'03 x 8'06	Above	Bedroom	13'04 x 13'11	8			No

**RE/MAX Treeland Realty**

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**elevation** REAL ESTATE GROUP

**MARK DANA**

PERSONAL REAL ESTATE CORPORAITON

info@elevationrealestate.ca | 604-533-3491