

816-31955 OLD YALE ROAD

EVERGREEN VILLAGE

2 BEDROOM | 1 BATHROOM | LIVING AREA: 1,067 SQFT



Stunning sunset views from the 8th floor! This peaceful and quiet unit features a bright and massive living/dining area opening up to a private balcony. Down the hall, you'll find a large master bedroom with a cheater ensuite, a second decently-sized bedroom, and in-suite laundry. Built in air conditioner and plenty of storage: insuite & underground. This well-equipped and inclusive 55+ community in Abbotsford features a swimming pool, hot tub, library, workshop, pool tables, ping pong table, roof top deck, an outdoor garden for growing vegetables, large foyer, large amenities room and a guest suite. This centrally located building is close to transit, shopping, restaurants, medical offices, parks and lakes. Well-appointed strata made up of volunteers and friendly and helpful neighbours. 1 Parking stall included and RV parking available. You will love it here at Evergreen Village!



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
70

Somewhat Walkable
most errands can be accomplished on foot

Transit Score
43

Some Transit
A few nearby public transportation options

Bike Score
78

Very Bikeable
Biking convenient for most trips

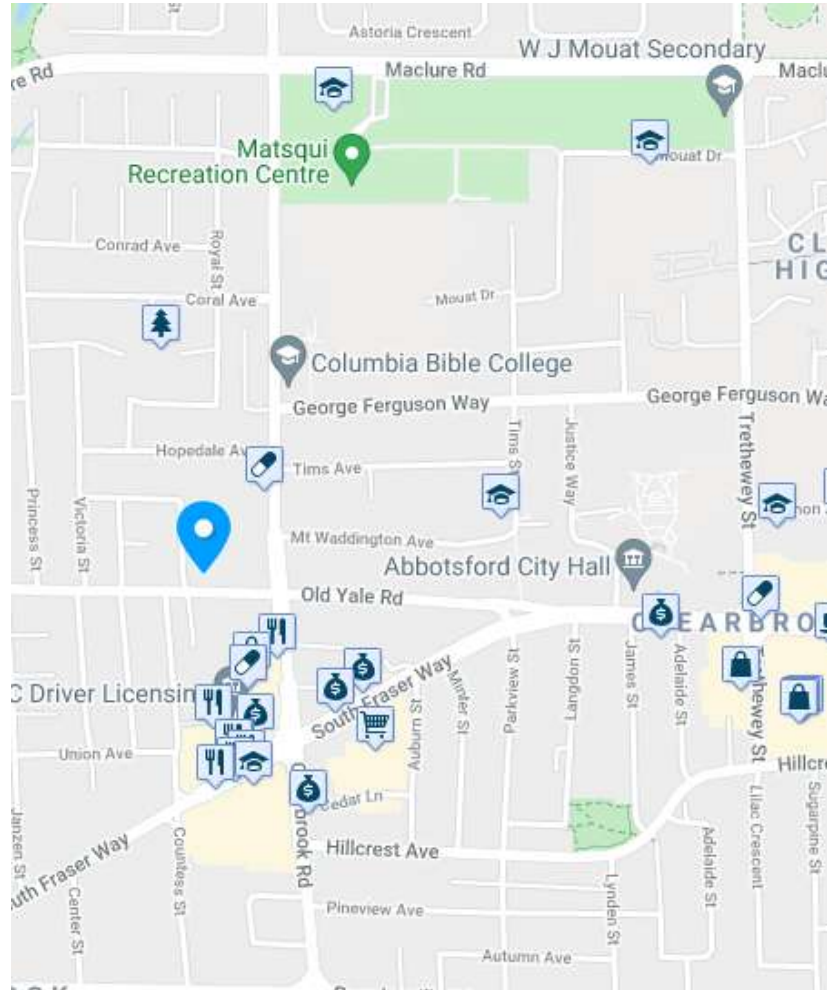
COMMUTE to downtown Abbotsford

 5 min

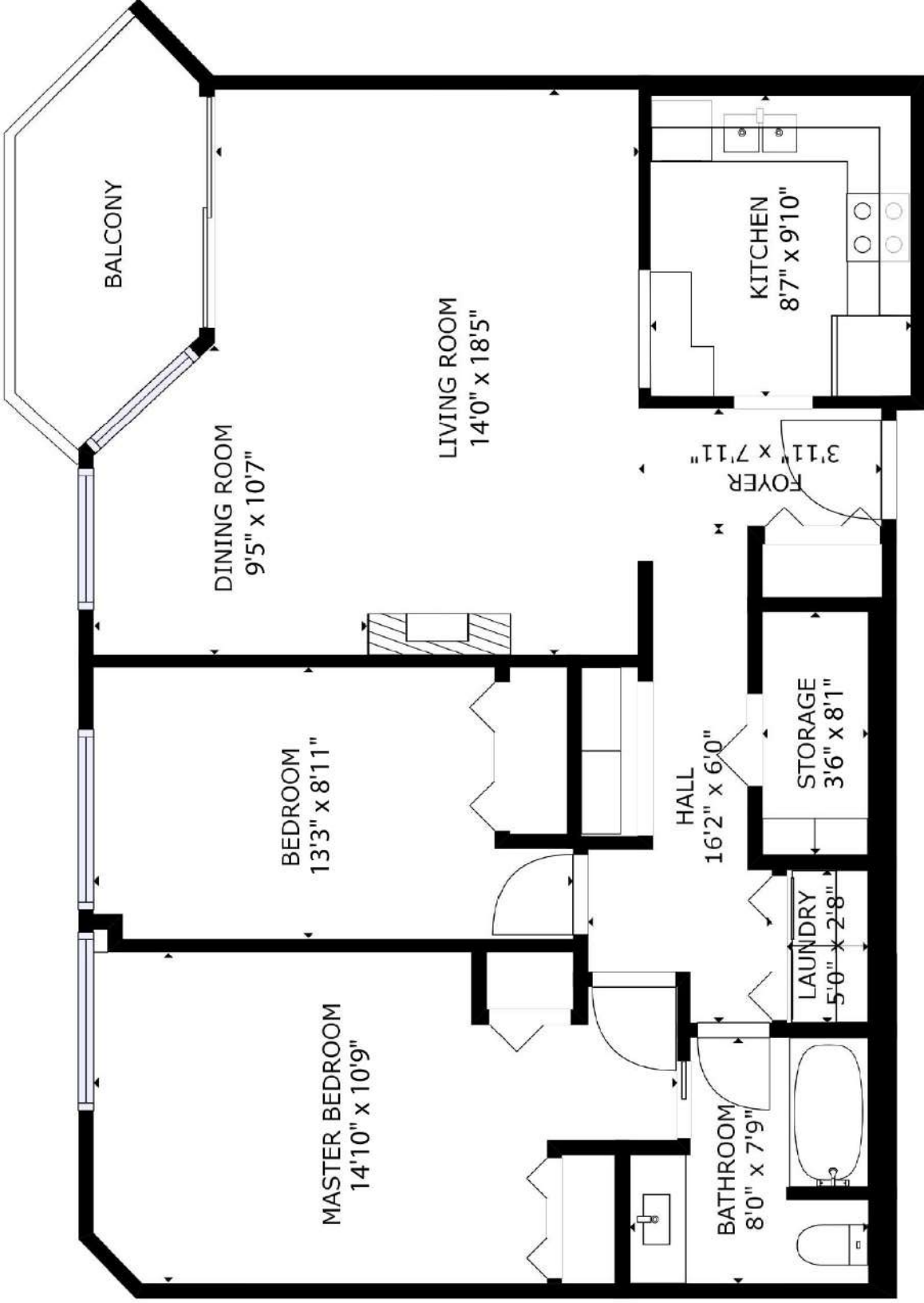
 11 min

 18 min

 35 min







GROSS INTERNAL AREA: 1,067 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Active
R2631657
 Board: F
 Apartment/Condo

816 31955 OLD YALE ROAD
 Abbotsford
 Abbotsford West
 V2T 4N1

Residential Attached
\$295,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$295,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1985**
 Frontage(feet): Bathrooms: **1** Age: **36**
 Frontage(metres): Full Baths: **1** Zoning: **RMM**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,181.10**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **No** P.I.D.: **002-958-295** Tax Inc. Utilities?: **No**
 View: **Yes Mountains** Tour: [Virtual Tour URL](#)
 Complex / Subdiv: **Evergreen Village**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

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

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

Legal: **STRATA LOT 183 PLAN NWS1737 PART1 SE SECTION 19 TOWNSHIP 16 LAND DISTRICT 36 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: **Club House, Elevator, Guest Suite, In Suite Laundry, Pool; Indoor, Storage, Workshop Attached**

Site Influences: **Central Location, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,067	Units in Development:	Tot Units in Strata: 205	Locker: Yes
Finished Floor (Above): 0	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Steadfast Property Management	Mgmt. Co's #: 604-864-6400	
Finished Floor (Below): 0	Maint Fee: \$380.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, RV Parking, Snow removal		
Finished Floor (Total): 1,067 sq. ft.			
Unfinished Floor: 0			

Grand Total: **1,067 sq. ft.** Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Not Allowed**

Suite: **None** Restricted Age: **55+** # of Pets: Cats: Dogs:
 Basement: **None** # or % of Rentals Allowed: **0#**
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **6** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 18'5			x	1	Main	4	Yes
Main	Dining Room	9'5 x 10'7			x	2			No
Main	Kitchen	8'7 x 9'10			x	3			No
Main	Storage	3'6 x 8'1			x	4			No
Main	Master Bedroom	14'10 x 10'9			x	5			No
Main	Bedroom	13'3 x 8'11			x	6			No
					x	7			No
					x	8			No

Listing Broker(s): **RE/MAX Treeland Realty**

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. RE/MAX® indicates "Real Estate Corporation".



elevation REAL ESTATE GROUP

MARK DANA

PERSONAL REAL ESTATE CORPORAITON
 info@elevationrealestate.ca | 604-533-3491