

**Active**  
**R2029294**  
Board: F  
Apartment/Condo

**318 2943 NELSON PLACE**  
Abbotsford  
Central Abbotsford  
V2S 0C8

Residential Attached  
**\$209,000** (LP)  
(SP) **M**

Sold Date:	Frontage (feet): <b>0.00</b>	Original Price: <b>\$209,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres): <b>0.00</b>	Approx. Year Built: <b>2009</b>
Depth / Size (ft.): <b>0</b>	Bedrooms: <b>2</b>	Age: <b>7</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RML</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,702.13</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$250.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>028-041-097</b>
Mgmt. Co's Name: <b>Campbell</b>		
Mgmt. Co's Phone: <b>604-864-0380</b>		
View: <b>No</b>		
Complex / Subdiv: <b>EDGEBROOK</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer</b>		

Style of Home: <b>Inside Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Mixed</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>1 BLK</b>	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: <b>73</b>	Total Units in Strata:
Renovations:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Seller's Interest: <b>Registered Owner</b>	
Fireplace Fuel: <b>Electric</b>		Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Mixed</b>	

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
 Legal: **PL BCS3593 LT 55 LD 36 SEC 21 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

Amenities: **Elevator, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'5 x 9'4			x			x
Main	Dining Room	12'4 x 8'2			x			x
Main	Living Room	12'4 x 19'9			x			x
Main	Den	9'2 x 5'7			x			x
Main	Pantry	6'9 x 2'4			x			x
Main	Foyer	7'8 x 3'4			x			x
Main	Master Bedroom	11'4 x 10'6			x			x
Main	Bedroom	11' x 9'9			x			x
					x			x
					x			x

Finished Floor (Main): <b>1,036</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>1,036 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,036 sq. ft.</b>				7				
				8				

Listing Broker(s): **HomeLife Benchmark Rlty (Clow)** **HomeLife Benchmark Rlty (Clow)**

**Welcome Home to Edgebrook. This unit has 2 spacious bedrooms, open concept and a den. Features ensuite laundry, pantry and the unit has big windows which allow natural sunlight into your livingroom. This centrally located complex is close to all amenities; Seven Oaks Mall, transit, restaurants, and so much more. Underground secure parking and no restrictions on the size of dog you can have.**



## #318 2943 Nelson Place

### 2 BEDROOMS + DEN

Welcome Home to EDGEBROOK. This unit has 2 spacious bedrooms, open concept and a den. Features ensuite laundry, pantry and the unit has big windows which allow natural sunlight into your living room. This centrally located complex is close to all amenities; Seven Oaks Mall, transit, restaurants, and so much more. Underground secure parking and no restrictions on the size of dog you can have.

COMPLIMENTS OF  
**katronis**  
REAL ESTATE TEAM

Age	2009
Style	Apartment
Bedrooms	2+Den
Bathrooms	2
Size (sqft)	1036
Lot (sqft)	Strata

**604-574-0161**  
info@katronisrealestate.com

NO SUBSTITUTE FOR **HARD WORK**

HomeLife Benchmark Realty Corp. 103 5830 176 A Street, Surrey, BC

Visit [www.katronisrealestate.com](http://www.katronisrealestate.com) for more info, photos and virtual tours.





# HOME FEATURES



- **EDGEBROOK**
- Open concept plan
- Oversized windows
- Laminate flooring
- 9 foot ceilings
- Electric fireplace
- Stainless steel appliances
- In-suite laundry
- Covered balcony
- Secure underground parking
- Pet friendly
- Centrally located close to Seven Oaks Mall, medical, dental, transit, lots of restaurants, and Horn Creek Park walking trails
- Easy highway access



## Schools in the Area

<b>Elementary</b>	<b>Middle</b>	<b>Secondary</b>
K - 5 Terry Fox Elementary School	6 - 8 Chief Dan George Middle School	9 - 12 W. J. Mouat Secondary School
K - 5 Centennial Park Elementary School for French immersion	6 - 8 Chief Dan George Middle School for French immersion	

## Map

