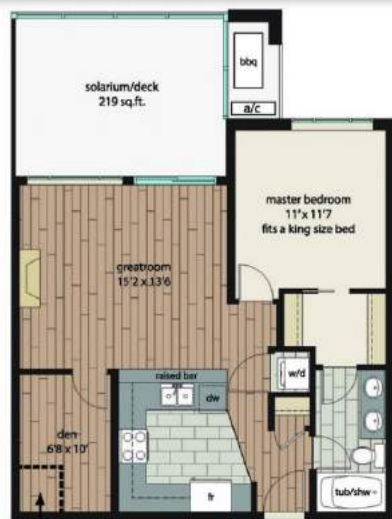




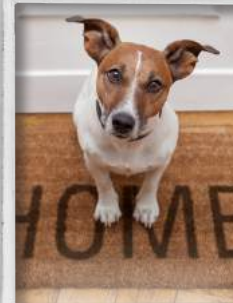
#11 2860 Trethewey Street

\$329,900.00

1 Bedroom + Den 4 Piece Bathroom 2 Car Underground 2 Pets Restricted Allowed



Call Jodi direct 604-833-JODI (5634)



RE/MAX ALDERCENTER

Call Jodi for more information
604-833-JODI (5634)

Top 1% Fraser Valley Real Estate Board*

* 0.7-1.7% 2008-2016 not intended to solicit homes already listed for sale.

3 MINUTE DRIVE
K-5 John MacLure Community School
2990 Oriole Crescent, Abbotsford

4 MINUTE DRIVE
6-8 Colleen & Gordie Howe Middle School
3174 Clearbrook Road, Abbotsford

7 MINUTE WALK
9-12 WJ Mouat Secondary
32355 Mouat Drive, Abbotsford

#worksmartplayhardbehind



LOCAL SCHOOLS

Elementary K-5 John MacLure Community School

Middle 6-8 Colleen & Gordie Howe Middle School

French Immersion K - 5 Clearbrook Elementary 6 - 8 Chief Dan George Middle

High School 9-12 W J Mouat Secondary



MAIN COMPONENTS


Walkscore 85

Waling distance to Safeway
and Shoppers Drug Mart.

Wiring Copper

Plumbing Pex

Gas shut off -


 Water shut off


Entry closet, bottom left.

Windows Dbl Glazed Vinyl

Attic Location light/ladder
N/A


Crawl space-light/ladder
N/A

 Alarm-owned or leased
No alarm.

 Age of home Built 2017


Roof age New - 2017

Roof type Asphalt

 Heating Electric

Age hot water tank -


Latent defect None

 Fireplace # 1

Electric in solarium

Fireplace serviced -

Accessories/roughed in
Gas BBQ hook-up.


 Appliances Frigidaire

Gallery kitchen appliances.

Dual fuel stove, fridge with
water & ice, dishwasher - all SS.
Micro hood fan. White w/d.

STRATA

storage locker # 273 P2

 Pet restrictions

2 pets, max 15 kg.

Rental restrictions Yes


Age restriction N/A

Contingency -

Depreciation report -

Any assessments No

units in complex 276

 Mailbox # 9 at entry

Parking stall # #273 & #298

Builder Simon Investments Ltd.

Maintenance fees \$137.00

BBQ's ok Yes, gas line ready.

Amenities In Suite Laundry

Air Conditioning/Central



OTHER

View Faces east

water / greenbelt / protected

BI/RI vacuum No.

BI/RI security No.

Other A/C Built in wall safe,

pot-filler water faucet, extra

noise reduction, garburator,

ethernet & cable & phone in

bdrm den & liv rm, 8'7 ceiling.

ROOM DIMENSIONS

GREAT ROOM 15'2 X 13'6

KITCHEN 9'5 X 10'2

MASTER BEDROOM 11' X 11'7

DEN 6'8 X 10'

Solarium/deck 219 sq.ft.

Laundry 3 x 4

SQUARE FOOTAGE

Total 968

Main floor 749

Above -

Basement -

Other Solarium 15'3 x 11'2

Bathrooms 4 Piece Bath

with heated floor and

heated fog-free mirrors.



PARKING

GARAGE:

Door Height N/A

Size -

Driveway N/A

Parking 2 underground

Gated underground YES

Extra parking NO

RV NO

Other secured visitor u/g

Gross Taxes 1,913.00

Tax Assessment \$326,000.00

Avg. Electric/Mo. \$63.00

Avg. Gas/Mo. included in mnt fee

Home Insurance Provider -

Cost per Year -

Cash to Close *\$ 24,093.00

*Down Payment \$ 16,495.00

*Property Purchase Tax \$ 4,598.00

*Closing Costs \$ 3,000.00

*Maintenance Fees \$ 137.00

**Mortgage PMT \$ 1,566.01

**Net Taxes \$ 112.00/mo

Total/Month **\$ 1,678.01

i% 3.14 and term 5 yr, 25 am

Combined
Income to
Qualify:

\$ 67,784.00

PERSONAL

Why are the owners selling?

Moving out of area

Years Resided? 1 year

Original Purchase Price?

\$239,900.00 Mar 2017

Neighbors

Shirley and her dog to the

south - no noise heard by

seller, gym to the north

10/10-This is a one of kind ground floor entry condo with a smart design from top to bottom.

La Galleria offers an outdoor east exposed patio area plus a BONUS glass retractable enclosed solarium with electric fireplace approx 220sq ft in addition to your suite plus a gas BBQ hook up.

Deluxe suite offers 9" high ceilings, granite bar, gas stove, in suite laundry, stylish finishing, high quality flooring & espresso cabinetry with soft close hinges. This unit is extremely quiet and bright.

Heat pump offers air conditioning!Maintenance fees of \$137.00 include your cable and Internet.

2 PARKING SPOTS- #273 & #298 plus a large storage unit with an electric plug in for your car! Room to rent and 2 pets OK!

BUS

Sky-train is accessible by taking Route 2 to Highstreet, then transferring to the Fraser Valley Express that takes you to the Sky-train Express Bus #555 at the 202 Street Park & Ride in Langley.

The information provided while deemed to be correct, is not guaranteed. Please check all information prior to subject removal.