

Presented by:
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Abbotsford, Central Abbotsford Residential Attached
201 2068 SANDALWOOD CR, V2S 3H6 MLS# F1124818 **Active**



List Price: \$184,900 Previous Price:

Subdiv/Complex: The Sterling

Frontage:	Approx Yr Blt:	2006	PID:	027-480-500	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	5	Zoning:	RML
Exposure:		Bedrooms:	1	Taxes:	\$1,291 (2011)
Stories in Bldg:		Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:	No	Full Baths:	1	Tax Incl Utilities:	Yes
Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	N				

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed, Stone, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Torch-On	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Baywest	Property Disclosure:	Y - Upon accepted offer		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee:	\$153.63			

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS2224 LT 59 LD 36 SEC 16 TWP 16 STRATA LOT AS SHOWN ON FORM V.
 Amenities: Elevator, In Suite Laundry, Recreation Center, Storage
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 13'9"						
Main F.	Master Bedroom	17' X 11'						
Main F.	Kitchen	9' X 13'						
Main F.	Dining	8' X 11'						

Floor Area (SqFt):	Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	778	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		2
Finished Floor Area Bsmt:	0	Bsmt Height:	3
Total Finished Floor Area:	778	Restricted Age:	4
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes	5
Unfinished Floor Area:	0	# or % Rentals:	6
Grand Total Floor Area:	778		7
			8

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

THE STERLING-Complex II. Beautiful 1 bedroom condo in desirable non rental building. Features include 9' ceilings, crown moulding, granite counters, laminate flooring, stainless steel appliances and designer colours. Spectacular kitchen with plenty, under mount lighting and slate back splash. Fabulous location, walking distance to hospital and quick access to Hwy 1. A must see!!