

127-2700 MCCALLUM ROAD

THE SEASONS

2 BEDROOM | 1 BATHROOM | LIVING AREA: 919 SQFT



Welcome to The Seasons! A pet and family friendly complex for homeowners or investors that is centrally located close to downtown Abbotsford and all its amenities - shopping, restaurants, and professional offices! Exterior renovations that are nearing completion include new paint, decks, doors and windows! This 2 bedroom 1 bath unit is on the first floor and has updated flooring, backsplash, granite countertops, full-sized LG washer and dryer, and stainless steel appliances. Open-concept kitchen to living room with large windows allowing for lots of natural sunlight! 1 underground parking spot and storage unit



604-533-3491
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE



Somewhat Walkable

Some errands can be accomplished on foot



Some Transit

A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

COMMUTE to downtown Abbotsford



5 min



37 min



11 min

SCHOOL CATCHMENT

Terry Fox Elementary

7466 Welton Street
Mission, BC V2V 6L4
(604) 826-1414

Chief Dan George Middle School

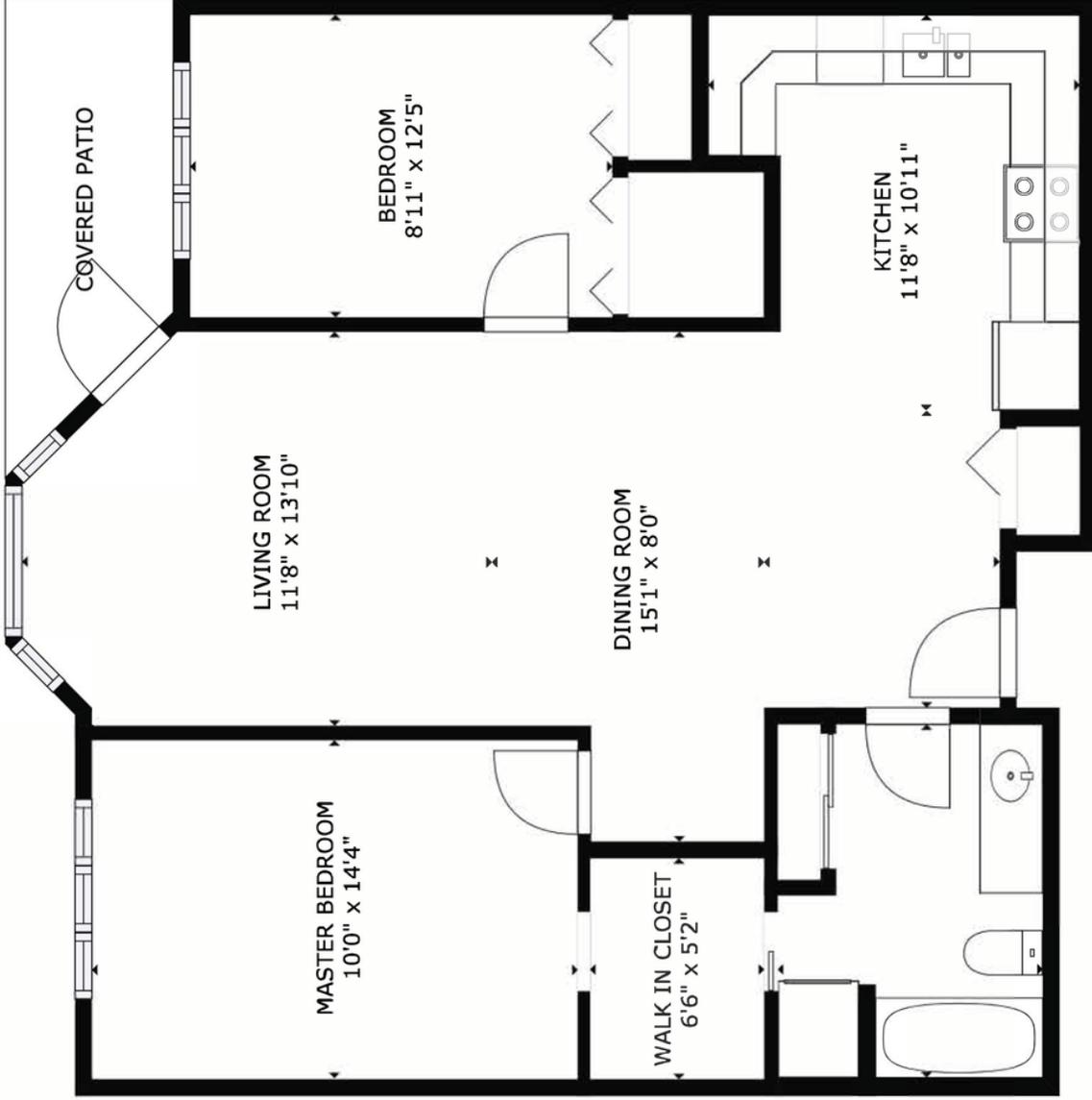
32939 7th Avenue
Mission, BC V2V 2C5
(604) 826-7191

WJ Mouat Secondary

32939 7th Avenue
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FLOOR 1

Active
R2586546
 Board: F
 Apartment/Condo

127 2700 MCCALLUM ROAD
 Abbotsford
 Central Abbotsford
 V2S 6X9

Residential Attached
\$359,900 (LP)



Sold Date: Frontage (feet): Original Price: **\$359,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1989**
 Depth / Size (ft.): Bedrooms: **2** Age: **32**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,268.48**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **East** Maint. Fee: **\$350.33** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-898-403**
 Mgmt. Co's Name: **Campbell Strata Management**
 Mgmt. Co's Phone: **604-864-0380**
 View: **:**
 Complex / Subdiv: **Seasons**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Ground Level Unit** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground** Locker: **Y**
 Exterior: **Mixed, Stucco** Dist. to Public Transit: **1 Block** Dist. to School Bus:
 Foundation: **Concrete Perimeter** Units in Development: Total Units in Strata: **138**
 Rain Screen: Reno. Year: R.I. Plumbing: Title to Land: **Freehold Strata**
 Renovations: R.I. Fireplaces: # of Fireplaces: **0** Property Disc.: **No**
 Water Supply: **City/Municipal** Fixtures Leased: **No** Fixtures Rmvd: **No**
 Fireplace Fuel: **Baseboard, Electric** Floor Finish: **Laminate**
 Fuel/Heating: **Patio(s)** Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Outdoor Area: **Metal** Legal: **STRATA LOT 114 PLAN BCS2129 SECTION 22 TOWNSHIP 16 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON**
 Type of Roof: **STRATA LOT 114 PLAN BCS2129 SECTION 22 TOWNSHIP 16 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON**
 Maint Fee Inc: **Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**
 Legal: **PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V. AS APPROPRIATE**
 Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 11'			x			x
Main	Kitchen	11'4 x 10'6			x			x
Main	Dining Room	11' x 8'			x			x
Main	Master Bedroom	14' x 10'			x			x
Main	Bedroom	11'6 x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	919	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	919 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			No	Door Height:
Unfinished Floor:	0				6			No	
Grand Total:	919 sq. ft.	Basement: None			7			No	
					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. PREC* indicates 'Personal Real Estate Corporation'.

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