



Presented by:  
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**Active**  
**R2540339**  
 Board: F  
 Apartment/Condo

**223 30525 CARDINAL AVENUE**  
 Abbotsford  
 Abbotsford West  
 V2T 0A8

Residential Attached  
**\$279,900** (LP)  
 (SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$279,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2009</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RML</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,016.14</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$187.16</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-982-700</b>
Mgmt. Co's Name: <b>Premier Strata Services</b>		Tour:
Mgmt. Co's Phone: <b>604-371-2208</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Tamarind</b>		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Mixed, Vinyl</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Units in Development: <b>188</b>		Total Units in Strata: <b>188</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Electric</b>	Fixtures Leased: <b>No :</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish: <b>Laminate, Wall/Wall/Mixed</b>		
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Electricity, Management**  
 Legal: **STRATA LOT 118, PLAN BCS3397, SECTION 25, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'5 x 7'3			x			x
Main	Eating Area	5' x 7'2			x			x
Main	Living Room	13'7 x 8'9			x			x
Main	Master Bedroom	10'6 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>536</b>	# of Rooms: <b>4</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			No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3			No	Pool:
Finished Floor (Total): <b>536 sq. ft.</b>	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5			No	Grg Dr Ht:
Unfinished Floor: <b>0</b>				6			No	
Grand Total: <b>536 sq. ft.</b>	Basement: <b>None</b>			7			No	
				8			No	

Listing Broker(s): **Royal LePage - Wolstencroft**

**Investors or First time Buyers! Excellent 1 Bedroom Condo in Tamarind, near Highstreet Mall in West Abbotsford. This Open Concept unit is very clean and ready to move into. Second floor location with a good sized balcony. Nice layout and use of space. Cozy electric Fireplace and enough room for both a living and dining room set. Secure underground parking spot plus a storage locker. Very close to Highway 1, shopping, theatres and restaurants. Small dog or 2 cats allowed. Rentals allowed. Hurry!!**