

Active

R3150191

Board: F , Attached

Apartment/Condo

104 33490 COTTAGE LANE

Abbotsford

Central Abbotsford

V2S 6B8

\$249,900 (LP)

(SP)

Days on Market: 0

Orig. Price: \$249,900

Prev. Price: \$0

Meas. Type: Feet

Frontage (feet):

Frontage (metres):

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

View: No :

Complex / Subdiv: Cottage Lane

First Nation Reserve:

Services Connected: Electricity, Sanitary Sewer, Water

Sewer Type: City/Municipal

List Date: 7/28/2026

Expiry Date: 1/28/2027

If new,GST/HST inc?:

Bedrooms: 2

Bathrooms: 1

Full Baths: 1

Half Baths: 0

P.I.D.: 011-816-853

Approx. Year Built: 1980

Age: 46

Zoning: RML

Gross Taxes: \$1,347.76

For Tax Year: 2026

Tax Inc. Utilities?: No

Tour:

Seller's Acceptance Date:

Subject Removal Date:

Completion Date:

Style of Home: End Unit, Ground Level Unit

Construction: Frame - Wood

Exterior: Brick, Stucco, Vinyl

Foundation: Concrete Perimeter

Renovations:

#of Fireplaces: 0

R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: Baseboard, Hot Water

Outdoor Area: Balcony(s)

Type of Roof: Torch-On

Total Parking: 1

Covered Parking: 1

Parking Access:

Parking: Garage; Underground

Dist. to Public Transit: 1 Blk

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Ye :

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Mixed

Dist. to School Bus:

Land Lease Expiry Year:

Legal: STRATA LOT 4, PLAN NWS1491, PART NE1/4, SECTION 16, TOWNSHIP 16, 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 1 OR V, AS APPROPRIATE

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Elevator, In Suite Laundry

Site Influences: Adult Oriented, Central Location, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): 1,100

Finished Floor (Above): 0

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,100 sq. ft.

Unfinished Floor: 0

Grand Total: 1,100 sq. ft.

Units in Development: 1

Exposure: North

Mgmt. Co's Name: Advantage

Maint Fee: \$397.13

Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal

Bylaw Restrictions: Age Restrictions, Pets Not Allowed, Smoking Restrictions

Restricted Age: 55+

or % of Rentals Allowed: 100

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

Tot Units in Strata: 54

Storeys in Building: 3

Mgmt. Co's #:

Council/Park Apprv:

Locker: Yes

of Pets:

Cats: No

Dogs: No

Suite: None

Basement: None

Crawl/Bsmt. Ht:

of Kitchens: 0

of Levels:

of Rooms: 8

Floor

Type

Dimensions

Floor

Type

Dimensions

Bath

Floor

#Pieces

Ensuite?

Main

Living Room

15' x 13'6

Main

Dining Room

10' x 9'10

1

Main

3

No

Main

Primary Bedroom

13' x 10'

2

Main

4

No

Main

Bedroom

11'1 x 9'11

3

Main

5

No

Main

Laundry

5'10 x 5'6

4

Main

6

No

Main

Walk-In Closet

7' x 4'

5

Main

7

No

Main

Patio

17'11 x 5'6

6

Main

8

No

Main

Steam Room

5'3 x 5'5

7

No

List Broker 1: Team 3000 Realty Ltd. - OFC: 778-297-3000

List Broker 3:

List Desig Agt 1: John Nieboer - Phone: 778-549-9972

john@nieboer.ca

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission: 3% ON THE FIRST \$100,000, 1.15% ON THE BALANCE

Appointments:

Call:

Phone:

Touchbase

John

778-549-9972

Occupancy: Owner

Realtor

Remarks:

Total Sq Ft. taken from strata plan includes balcony . Rooms Measurements by Realtor. Easy to show

Location you can't change, Potential you can create! Situated in an established, quiet 55+ community surrounded by newly built, high-value homes, this ground-floor, two-bedroom end unit offers nearly 1,000 sq. ft. of bright, functional living space. Build instant sweat equity with cosmetic updates while enjoying standout features: extra natural light, an accessible walk-in shower, and a huge all-season patio. Complete with secure underground parking and generous storage, this home sits in an unbeatable location steps to Mill Lake and the hospital, with quick freeway access. Note: 55+ age restriction; no pets or smoking allowed.