

# #504 - 33318 E Bourquin Crescent

## Exterior Features:

- Nature Gate: Gated Complex, Phase 1, 2 and 3
- 33318, 33328, 33338 Bourquin Crescent East
- Asphalt shingle roof
- Vinyl siding, wood trim and finishes

## Top Floor North/West Corner Plan:

- Overlooking city scape and green trees
- Great Room: electric fire place, sliding glass doors open to covered north/west patio
- Kitchen: stainless GE appliances, Frigidaire fridge, 4 burner electric stove
- Den: neatly tucked in corner
- Master Bedroom: over looks green, double sliding glass door closets
- Ensuite 3 piece, extra wide glass shower
- Secondary bedroom
- Main Bathroom: 4 piece, tub/shower
- Laundry Room: LG stacking washer and dryer, spacious with room for storage

## Additional Feature:

- 12 foot ceilings
- Maple hardwood flooring
- Maple cabinets and granite counters throughout
- High baseboards
- Crown moldings
- Electric baseboard heat

**Monthly Maintenance Fee:** \$362.99  
(management, amenities, garbage, gardening)

## Contingency Fund:

**Total Number of Units:** 457 in 3 buildings

**Depreciation Report:** February 21, 2016

**Gross Taxes 2017:** \$1,661.94

**Restrictions:** Please confirm by reading **Bylaws, Rules and Regulations** and checking with **Strata Management Company**, prior to purchase:

**Pets:** 1 dog or 1 cat

**Ages:** All ages

**Rentals:** No rentals allowed

**Barbeques:** Yes

**Recreation:** Party Room (\$50 per day with \$100 refundable security deposit)

## Guest Suite - 33318 Bourquin Cres.:

- Located on 5th floor across from unit 507
- \$50 per night/\$50 refundable damage deposit

**Guest Parking:** out door spots, through out complex

**2 Parking Spots: P2 - #53 and 54**

**Bike Storage:** P2, across from parking spot #51

## Storage Locker #504

- Located on 5th floor, across from #507
- Access with main door fob
- 5'7 x 3'10

**Mail Box:** located front lobby #504, use unit key

**Total Floor Area:** 1,181 sq. ft.

## Neighborhood Schools:

Godson Elementary: 33130 Bevan Road

Centennial Park Elementary: 2527 Gladwin Road

Abbotsford Middle: 33231 Bevan Avenue

## French Program Schools:

Abbotsford Senior: 2329 Crescent Way

Chief Dan George Middle: 32877 Old Riverside

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Square footage taken from original marketing material floor plan from developer.



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## THE TEAM

Dave Walker

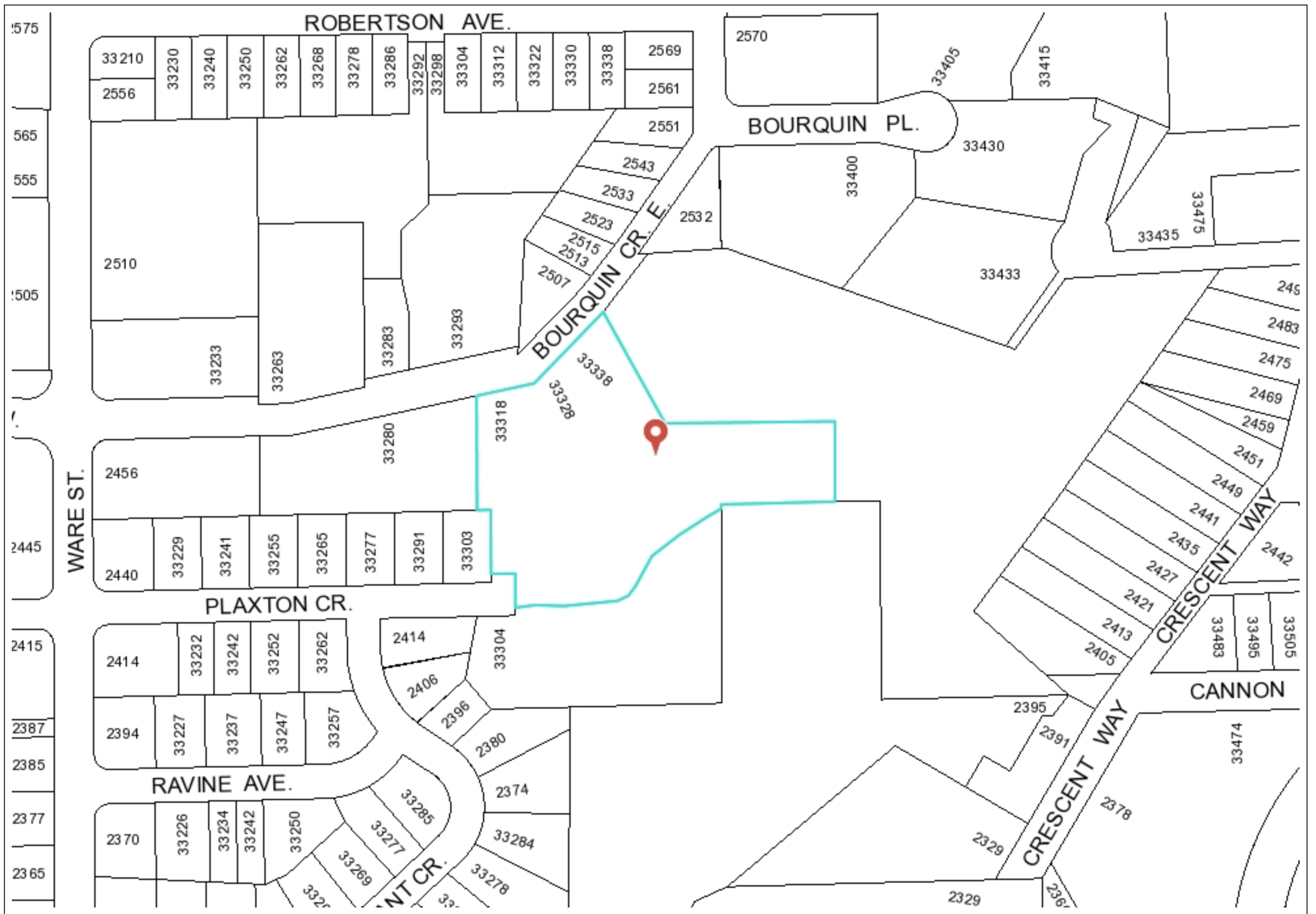
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The information shown is for reference only. All data should be verified by associated legal survey plans and engineering drawings.



Scale  
1:2,500.00  
Plot Date  
04-May-2018