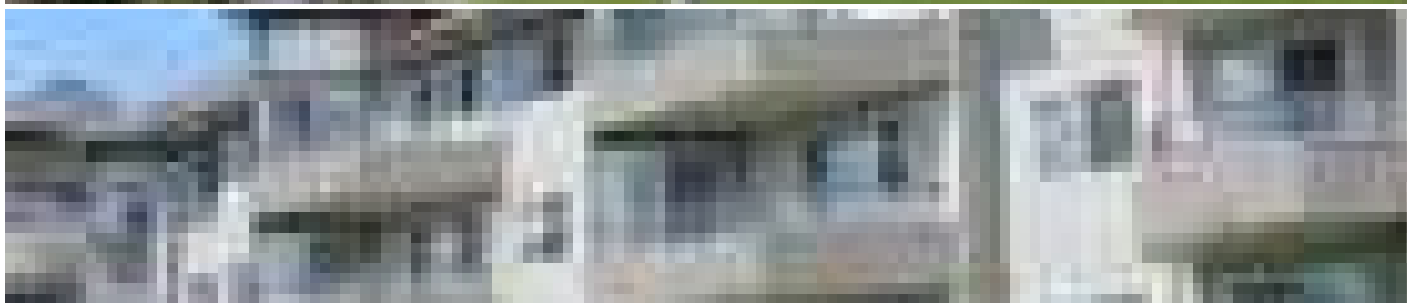


BUILDING BROCHURE

CASCADE COURT - 35230 DELAIR BUILDING

35230 Delair Ave. · Abbotsford, BC V3G 2W5 · Abbotsford East



YEAR BUILT 1998	LEVELS 4	SUITES 88	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Leasehold Not Prepaid-strata	STRATA PLAN PL3891	MANAGEMENT Confidential

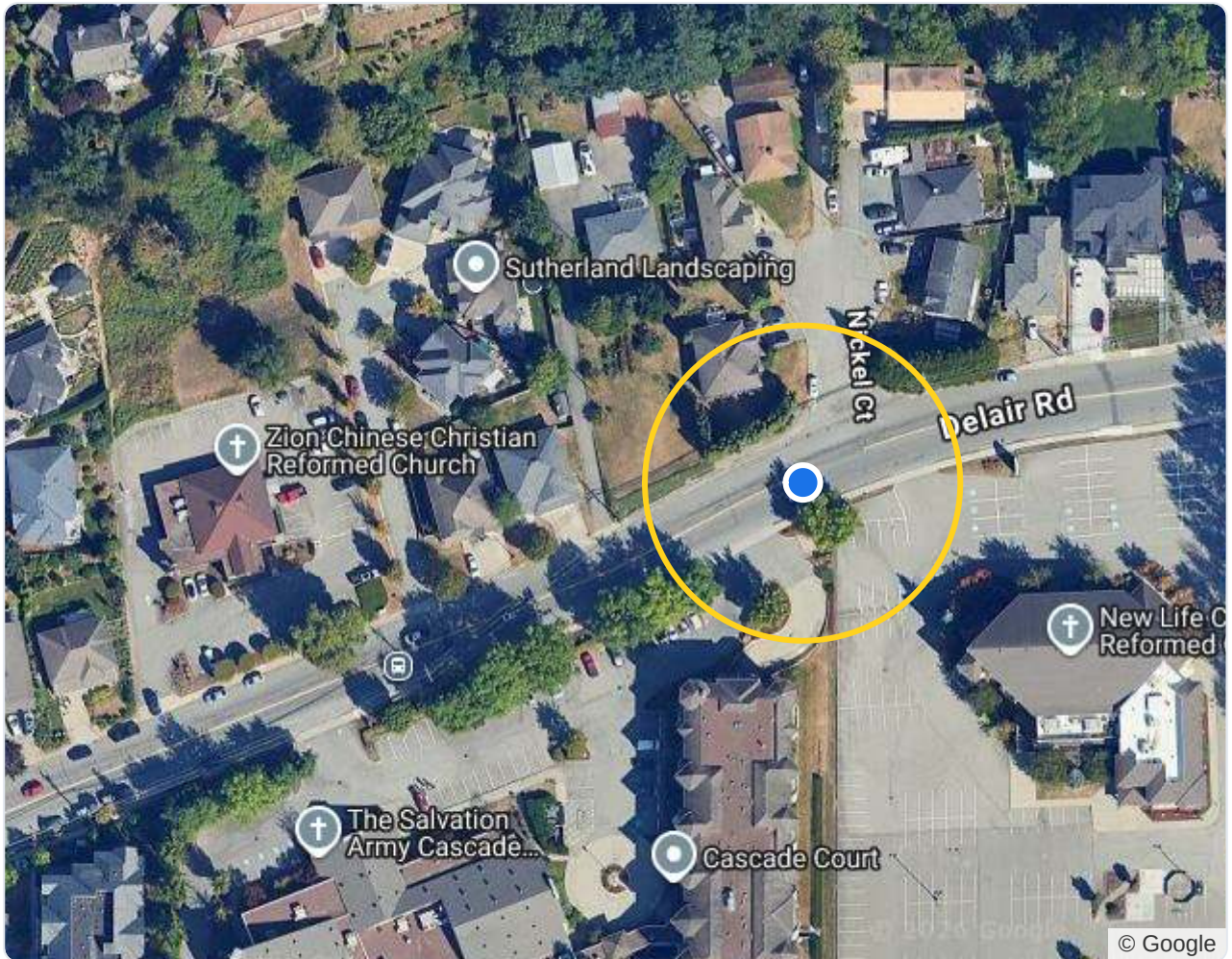
Overview

Cascade Court - 35230 Delair Road Abbotsford, BC V3G 2W5 - Located in a quiet neighbourhood setting in East Abbotsford on Delair Road and Spencer Street. This is a private setting that is within minutes to all urban conveniences including transit, Save-on-Foods, Wal-mart, restaurants, medical services, community centre, recreation, golf courses and more! Direct access to highways allows an easy commute to downtown Vancouver, Langley, Surrey and other surrounding destinations.

Cascade Court offers 85 one or two bedroom suites built in 1996 that feature contemporary open floor plans, cozy gas fireplaces with thermostat control, window coverings, insuite laundry, vaulted ceilings in top floor units and electric baseboard heating. Gourmet kitchens feature quality appliances, eat-in areas, built-in microwave shelf and white, pine or oak cabinets. Elegant bathrooms feature built in medicine cabinets, grab bars in both shower and tub and shower seats. This is an active building with many amenities offered including a fireplace lounge, a games room with a pool table and shuffle board, a woodworking room, a hair salon with an in-house stylist, meeting rooms that hold special gatherings, a common outdoor balcony with patio furnishings and a crafts room. This is a safe and secure building with features that make residents feel at ease which include pre-wiring in all suites for security or medical alert systems, secured underground parking with video monitoring and a 24 hour emergency call system, windows and doors have double-locking mechanisms, the main entrance is equipped with video surveillance and intercom entry, sprinklers in all suites and common areas, smoke and heat detectors, on-site management and on-site security.

Cascade Court allows residents to enjoy the outdoors with gorgeous mountain views from most units, a lush courtyard with benches and paths to walk along, beautifully manicured garden areas and garden plots where residents can grow their own plants and flowers. Other features include storage lockers available at each level and in the parkade, a washing bay at the entrance of the parkade, elevators and extra wide hallways to accommodate those with wheelchairs and walking aids. Cascade Court is quality built with extensive weatherproofing features and finishing. This community is a division of the Salvation Army that has collaborated with Grace Communities Corporation to provide affordable housing for active adults aged 55 years and older and where ownership is based on Life Lease. Pets are not allowed in this building. Cascade Court offers luxury housing for those looking to retire in a place where security, comfort and an active community thrives - Live here today!

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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