R2888155
Townhouse

30 32959 GEORGE FERGUSON WAY ABBOTSFORD

Central Abbotsford, V2S 7W9

Residential Attached \$348,000 (LP)

epth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1982
rontage (ft):		Bathrooms:	1	Age:	42
ot Area:		Full Baths:	1	Zoning:	RM 45
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,205.90
lear Yard Exp:		Maint. Fee:	449.80	For Tax Year:	2023
/iew:	Yes			P.I.D.:	002-074-281
		·		1	
tyle of Home:	Upper Unit		Parking:	Total: 1 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Vinyl		Parking Access:		
oundation:			Parking:		etachedGrge/Carport,Visitor
ain Screen:			·	Parking	
lenovations:			Locker:	Yes	
of Fireplaces:	0 - Fuel:		Units in Dev:		
/ater Supply:	City/Municipal		Distance to:		
uel/Heating:	Baseboard,Electric		Title to Land:	Freehold Strata	
outdoor Area:	Sundeck(s)		Property Disc:	Yes	
ype of Roof:	Asphalt		PAD Rental:		
loor Finish:			Fixtures Leased:	No	
			Fixtures Rmvd:	No	
gmt. Company: omplex / Subdiv:	Yes : Mt Baker, Golde Pivot Point Properties Oakhurst Park				
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures:	Pivot Point Properties Oakhurst Park Electricity,Water STRATA LOT 30 SEC COMMON PROPERT Club House,Garden,Ir Air Conditioning,Cloth	- 604-743-1600 TION 21 TOWNSHIP 16 NEW WESTM Y IN PROPORTION TO THE UNIT EN a Suite Laundry,Workshop Detached es Washer/Dryer,Drapes/Window Cove	TITLEMENT OF THE STF	RATA LOT AS SHOWN ON F	
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CHEAPEST TOWNHOME in Abbotsford by \$22,000!!! Home Sweet Home with a Postcard View of Mt Baker and Privacy front and back from 2 Covered Sundecks. Quiet location at the back of the complex. This 1 could be 2 bedroom home has Newer Pex Plumbing, New Hot Water Tank, Spacious Rooms, Cupboard Pullouts, Laminate Flooring, Professionally Redone Bathroom, Air Conditioner, Storage and 1 Covered Parking. 55+ age restricted. Clubhouse and community living close to all amenities. Bonus - Maintenance Fees include Electricity, Water & Heat. Chair lift in place if needed. Nothing to do but move in. Call to View Today!!

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