

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,780.16
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	326.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-286-542

<b>Style of Home:</b>	2 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MT BAKER
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 24, PLAN LMS902, PART NW1/4, SECTION 19, 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
<b>Amenities:</b>	Garden,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Westmont Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 12'	Below	Bedroom	11'6 x 8'
Main	Dining Room	9'10 x 8'	Below	Recreation Room	12' x 16'
Main	Eating Area	12' x 9'	Below	Bedroom	11'6 x 10'4
Main	Kitchen	9'10 x 9'	Below	Laundry	15' x 5'
Main	Primary Bedroom	13'10 x 9'10			
Main	Bedroom	13'4 x 9'10			
Main	Bedroom	13'3 x 8'10			

<b>Finished Floor (Main):</b>	1,005 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	761 sqft	<b>Suite:</b>	Other	Below	3	No
<b>Finished Floor (Total):</b>	1,766 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	1,766 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Southpoint Ridge 5 bedrooms, 3 baths beautiful spacious townhouse located in West Abbotsford. This well-kept townhouse is a nice corner unit with a double-car garage and a nice walk-in closet. This townhouse is located in one of the most ideal places to be, as it is close to multiple schools ranging from all levels of schools. It has many places nearby such as Bolt Fitness, Highstreet Mall, and easy access to the highway. This stunning unit has a view of Mount Baker. Some of the great features this townhouse offers: a gas fireplace, forced air gas heat, and a laundry area. This unit won't last long. Please come take a look.