R2892682 Apartment/Condo

224 31158 WESTRIDGE PLACE ABBOTSFORD

Residential Attached \$629,900 (LP)

Abbotsford West, V2T 0K5

Depth/Size (ft): Frontage (ft):

Rear Yard Exp:

Lot Area: Flood Plain:

No North Bedrooms: Bathrooms:

Full Baths:

Half Baths:

Maint. Fee:

2

Approx. Year Built: Age:

Zoning:

Gross Taxes:

For Tax Year:

STRATA \$2,570.94 2023

2021

P.I.D.: 031-336-671

143 - Total Units in Strata: 143

Style of Home: Construction:

Corner Unit Frame - Wood

Mixed

Yes

Exterior: Foundation:

Rain Screen:

Full Renovations:

of Fireplaces:

City/Municipal Fuel/Heating: Baseboard **Outdoor Area:** Balcony(s) Asphalt

Water Supply:

Type of Roof: Floor Finish:

Legal:

Laminate, Carpet

Units in Dev:

Parking:

Total: 2 - Covered: 2

Covered Parking: Parking Access: Front

Parking: Garage; Underground

Locker:

Distance to:

Title to Land: **Property Disc:**

Freehold Strata Yes

PAD Rental:

Fixtures Leased: Fixtures Rmvd:

View: Yes: MOUNTAINS Mgmt. Company: Wyndford - 604-261-0285 Complex / Subdiv: ELMSTONE BY POLYGON

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

STRATA LOT 53, PLAN EPS5774, SECTION 25, TOWNSHIP 13, 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 V Amenities:

Floor

Club House, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Playground, Pool; Outdoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave **Bylaw Restric:** Pets Allowed w/Rest., Rentals Allwd w/Restrctns Listing Broker(s): RE/MAX All Points Realty, RE/MAX All Points Realty

Floor Type Dimensions Main Foyer 4'9 x 4'8 Main Kitchen 12'6 x 11'6 Main Dining Room 9'8 x 10'6 Main Living Room 13'4 x 11'8 Main Primary Bedroom 11'10 x 11'7 Main **Bedroom** 12'1 x 10'10 Main Walk-In Closet 8'1 x 4'10

Finished Floor (Main): 1,155 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,155 sqft

Unfinished Floor: 0 sqft **Grand Total:** 1,155 sqft # Of Rooms: 7 # Of Kitchens: 1 # Of Levels:

Crawl/Bsmt Height: **Basement:** None

or % of Rentals Allowed:

Of Pets: 2 - Cats: Yes, Dogs: Yes **Bathroom Floor** # of Pieces Above

3 Nο 4 Yes

Dimensions

Ensuite?

Welcome to Elmstone by Polygon! An innovative & luxurious Master Planned Community in Abbotsford West. This pristine 1155 SF 2 Bed/2 Bath corner unit showcases a contemporary open-concept layout w/ a flood of natural light through the expansive windows, 2 spacious balconies, & satellite bedrooms on each side. The state-of-the-art kitchen, equipped with S/S appliances & quartz countertops, which includes a massive island ideal for entertaining. Convenience is key with storage on the same floor + 2 parking located near the elevator. The fun doesn't stop there as you are treated to a 9000 SF amenities from splashing around in the pool to unwinding in the hot tub, or getting your heart pumping in the fitness centre, this home has it all. Open House Sat/Sun 2-4 PM.

Type

Main