

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,570.94
Rear Yard Exp:	North	Maint. Fee:	579.97	For Tax Year:	2023
View:	Yes			P.I.D.:	031-336-671

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	143 - Total Units in Strata: 143
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Carpet	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
Legal:	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:	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 Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	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	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,155 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,155 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

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.