

Depth/Size (ft):	Bedrooms:	5	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	3	Age:	31
Lot Area:	Full Baths:	3	Zoning:	RM30
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,029.44
Rear Yard Exp:	Maint. Fee:	559.86	For Tax Year:	2023
View:			P.I.D.:	018-437-869

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	HOMELIFE ADVANTAGE REALTY - 604-858-7368
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 46 SECTION 30 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS642 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM
Amenities:	In Suite Laundry,Playground
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Other - See Remarks
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Amex - Fraseridge Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'2 x 8'11	Bsmt	Foyer	7' x 7'9
Main	Dining Room	12'1 x 12'9	Bsmt	Bedroom	8' x 12'
Main	Primary Bedroom	12'1 x 14'3	Bsmt	Bedroom	9'7 x 12'4
Main	Bedroom	9' x 10'11	Bsmt	Family Room	12'8 x 13'
Main	Bedroom	8'11 x 14'9	Bsmt	Laundry	7'9 x 6'6
Main	Eating Area	10'5 x 5'3			
Main	Walk-In Closet	6'7 x 4'0			

Finished Floor (Main):	1,291 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	833 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Finished Floor (Total):	2,124 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,124 sqft	# Of Pets:	2 -			

Available NOW at Country Lane Estates - great location in a coveted West Abbotsford community, spacious 5 bedrooms and 3 bathrooms, 2 storey townhouse. Plenty of space for a growing family. Less than 1 year old stainless steel appliances with gas stove, recent paint job, double car garage. This approx. 2100 sq. ft unit in a very well maintained community is a RARE GEM, but you must ACT FAST. QUICK POSSESSION. ** Under contract