10 32828 LANDEAU PLACE ABBOTSFORD

Central Abbotsford, V2S 0M4

Residential Attached \$697,000 (LP)

		Central Abbots				
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	ilt: 2021	
Frontage (ft):		Bathrooms:	3	Age:	3	
Lot Area:		Full Baths:	2	Zoning:	RMM	1
Flood Plain:	No	Half Baths:	1	Gross Taxes:		14.64
Rear Yard Exp:		Maint. Fee:	457.61	For Tax Year:	2023	
View:	Yes		101.01	P.I.D.:		332-714
	100			1	0011	
Style of Home:	End Unit,Loft/Wareho	use Conv.	Parking:	Total: 2 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Metal,Other		Parking Access:	Front		
Foundation:			Parking:	Garage; Undergro	ound	
Rain Screen:			Locker:	Yes		
Renovations:			Units in Dev:			
# of Fireplaces:	0 - Fuel:		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s),Patio(s)		PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Other, Tile, Vinyl/Linole	um	Fixtures Rmvd:	Yes		
	C					
		I				
View:	Yes : Some Mountain	& City Views				
	Yes : Some Mountain First Service Residen					
View: Mgmt. Company: Complex / Subdiv:						
Mgmt. Company:	First Service Residen	tial - 604-683-8900				
Mgmt. Company: Complex / Subdiv:	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA	tial - 604-683-8900				N INTEREST IN
Mgmt. Company: Complex / Subdiv: Services Connected:	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP	tial - 604-683-8900 wer,Water N EPS7290, SECTION 21, TOWNSHIF				N INTEREST IN
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul- Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Re	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT In Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering Rentals Allowed ealty	FENTITLEMENT OF THE S Nearby,Shopping Nearby s,Garage Door Opener,Inter	TRATA LOT AS SHOW	VN ON FORM V Jerator,Sprinkler -	Fire,Stove,Windows
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul-c Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Re	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIP PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering Rentals Allowed ealty Dimensions	FENTITLEMENT OF THE S Nearby,Shopping Nearby s,Garage Door Opener,Inter Floor	TRATA LOT AS SHOW	VN ON FORM V erator,Sprinkler - Dimens	Fire,Stove,Windows sions
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul-o Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Rest Type Living Room Dining Room	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering Rentals Allowed ealty Dimensions 11'6 x 9'2 14'1 x 7'6	T ENTITLEMENT OF THE S Nearby,Shopping Nearby s,Garage Door Opener,Inter Floor Below	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer	VN ON FORM V Jerator,Sprinkler - Dimen : 4'5 x 4'0	Fire,Stove,Windows sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul-o Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Rest Type Living Room Dining Room Kitchen	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering Rentals Allowed ealty Dimensions 11'6 x 9'2 14'1 x 7'6 10'10 x 8'2	T ENTITLEMENT OF THE S Nearby,Shopping Nearby s,Garage Door Opener,Inter Floor Below	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer	VN ON FORM V Jerator,Sprinkler - Dimen : 4'5 x 4'0	Fire,Stove,Windows sions
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Below	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul-c Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Rest., RE/MAX Truepeak Rest., Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering ,Rentals Allowed ealty Dimensions 11'6 × 9'2 14'1 × 7'6 10'10 × 8'2 12'3 × 11'1 7'5 × 5'0 10'3 × 9'11	T ENTITLEMENT OF THE S Nearby,Shopping Nearby s,Garage Door Opener,Inter Floor Below	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer	VN ON FORM V Jerator,Sprinkler - Dimen : 4'5 x 4'0	Fire,Stove,Windows sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Below Finished Floor (Main):	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul-o Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Re Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Family Room	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering ,Rentals Allowed ealty Dimensions 11'6 × 9'2 14'1 × 7'6 10'10 × 8'2 12'3 × 11'1 7'5 × 5'0 10'3 × 9'11 11'0 × 10'7	r ENTITLEMENT OF THE S Nearby,Shopping Nearby s,Garage Door Opener,Inter Floor Below Below	TRATA LOT AS SHOW room,Microwave,Refrig Type Foyer Mud Room	VN ON FORM V lerator,Sprinkler - Dimen 4'5 x 4'1 6'0 x 4'1	Fire,Stove,Windows sions 0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Below Finished Floor (Main): Finished Floor (Above):	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul-o Clothes Washer/Dryer Thermo Pets Allowed w/Rest., RE/MAX Truepeak Re Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Family Room	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering Rentals Allowed ealty Dimensions 11'6 x 9'2 14'1 x 7'6 10'10 x 8'2 12'3 x 11'1 7'5 x 5'0 10'3 x 9'11 11'0 x 10'7 # Of Rooms: # Of Kitchens: # Of Levels:	r ENTITLEMENT OF THE S Nearby,Shopping Nearby Is,Garage Door Opener,Inter Floor Below Below Below	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer Mud Room	VN ON FORM V lerator,Sprinkler - Dimens 4'5 x 4'1 6'0 x 4'1 # of Pieces	Fire,Stove,Windows sions 0 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Below Finished Floor (Main): Finished Floor (Below):	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul-o Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Re Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Family Room	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering Rentals Allowed ealty Dimensions 11'6 x 9'2 14'1 x 7'6 10'10 x 8'2 12'3 x 11'1 7'5 x 5'0 10'3 x 9'11 11'0 x 10'7 # Of Rooms: # Of Kitchens:	T ENTITLEMENT OF THE S Nearby,Shopping Nearby Is,Garage Door Opener,Inter Floor Below Below Below	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer Mud Room Bathroom Floor Main	VN ON FORM V lerator,Sprinkler - Dimens 4'5 x 4'l 6'0 x 4'l 6'0 x 4'l	Fire,Stove,Windows sions 0 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Below Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul- Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Re Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Family Room	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering Rentals Allowed ealty Dimensions 11'6 x 9'2 14'1 x 7'6 10'10 x 8'2 12'3 x 11'1 7'5 x 5'0 10'3 x 9'11 11'0 x 10'7 # Of Rooms: # Of Kitchens: # Of Levels:	T ENTITLEMENT OF THE S Nearby,Shopping Nearby Is,Garage Door Opener,Inter Floor Below Below Below	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer Mud Room Bathroom Floor Main Main	VN ON FORM V lerator,Sprinkler - Dimens 4'5 x 4'l 6'0 x 4'l 6'0 x 4'l # of Pieces 4 4	Fire,Stove,Windows sions 0 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	First Service Residen Court Electricity,Sanitary Se STRATA LOT 15, PLA THECOMMON PROP Bike Room,Elevator,Ir Central Location,Cul-c Clothes Washer/Drye Thermo Pets Allowed w/Rest., RE/MAX Truepeak Re Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Family Room 1,121 sqft 0 sqft 246 sqft 0 sqft	tial - 604-683-8900 ewer,Water IN EPS7290, SECTION 21, TOWNSHIF PERTY IN PROPORTION TO THE UNIT IN Suite Laundry,Storage de-Sac,Golf Course Nearby,Recreation r,Dishwasher,Drapes/Window Covering ,Rentals Allowed ealty Dimensions 11'6 × 9'2 14'1 × 7'6 10'10 × 8'2 12'3 × 11'1 7'5 × 5'0 10'3 × 9'11 11'0 × 10'7 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Floor Below Below 9 1 2 None	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer Mud Room Bathroom Floor Main Main	VN ON FORM V lerator,Sprinkler - Dimens 4'5 x 4'l 6'0 x 4'l 6'0 x 4'l # of Pieces 4 4	Fire,Stove,Windows sions 0 Ensuite? No Yes

Court West, where luxury meets convenience! Step into this stunning almost 1400 sq ft townhouse boasting 2 beds/3 baths. With its modern design, this unit floods with natural light, courtesy of abundant windows, including 2 levels at the front. The kitchen impresses with ample cupboards, island, Quartz countertops & S/S appliances. The Primary bdrm loft offers city & mtn views, a walk-through closet & an ensuite with double sinks for added convenience. In-suite laundry enhances functionality. Enjoy 361 sq ft of outdoor living space. A balcony & patio in the front of the unit & a Irg private patio in back granting access to a spacious shared courtyard. Parking stalls adjacent to the entrance door ensure comfort & ease. Centrally located, this complex is walkable to shopping & all amenities.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.