## 10 32828 LANDEAU PLACE ABBOTSFORD

Central Abbotsford, V2S 0M4

Residential Attached \$697,000 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 2021	
Frontage (ft):		Bathrooms:	3	Age:	3	
Lot Area:		Full Baths:	2	Zoning:	RMM	1
Flood Plain:	No	Half Baths:	1	Gross Taxes:		06.85
Rear Yard Exp:		Maint. Fee:	457.61	For Tax Year:	2024	
View:	Yes		101.01	P.I.D.:	-	, 332-714
Style of Home:	End Unit,Loft/Warehou	ise 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/Linoleu	ım	Fixtures Rmvd:	Yes		
		I.				
View:	Yes : Some Mountain &	,				
Mgmt. Company:	Yes : Some Mountain & First Service Residenti	,				
Mgmt. Company: Complex / Subdiv:	First Service Residenti Court	ial - 604-683-8900				
Mgmt. Company:	First Service Residenti Court Electricity,Sanitary Sev	ial - 604-683-8900 wer,Water				
Mgmt. Company: Complex / Subdiv:	First Service Residenti Court Electricity,Sanitary Sew STRATA LOT 15, PLAN	ial - 604-683-8900				N INTEREST IN
Mgmt. Company: Complex / Subdiv: Services Connected:	First Service Residenti Court Electricity,Sanitary Sew STRATA LOT 15, PLAN	ial - 604-683-8900 wer,Water N EPS7290, SECTION 21, TOWNSHIF ERTY IN PROPORTION TO THE UNIT				N INTEREST IN
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	First Service Residenti Court Electricity,Sanitary Sev STRATA LOT 15, PLAN THECOMMON PROPE Bike Room,Elevator,In	ial - 604-683-8900 wer,Water N EPS7290, SECTION 21, TOWNSHIF ERTY IN PROPORTION TO THE UNIT	FENTITLEMENT OF THE S			N INTEREST IN
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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 Finished Floor (Main): Finished Floor (Above):	First Service Residenti Court Electricity,Sanitary Sew STRATA LOT 15, PLAN THECOMMON PROPE Bike Room,Elevator,In Central Location,Cul-du Clothes Washer/Dryer, Thermo Pets Allowed w/Rest.,F RE/MAX Truepeak Rea <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Family Room	ial - 604-683-8900 wer,Water N EPS7290, SECTION 21, TOWNSHIF ERTY IN PROPORTION TO THE UNIT Suite Laundry,Storage e-Sac,Golf Course Nearby,Recreation Dishwasher,Drapes/Window Covering Rentals Allowed alty 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:	F ENTITLEMENT OF THE S Nearby,Shopping Nearby s,Garage Door Opener,Inter Floor Below Below Below	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer Mud Room Bathroom Floor Main	/N ON FORM V erator,Sprinkler - Dimen: 4'5 x 4' 6'0 x 4' 6'0 x 4' <b># of Pieces</b> 4	Fire,Stove,Windo sions 0 C Ensuite? No
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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 Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	First Service Residenti Court Electricity,Sanitary Sew STRATA LOT 15, PLAN THECOMMON PROPE Bike Room,Elevator,In Central Location,Cul-dd Clothes Washer/Dryer, Thermo Pets Allowed w/Rest.,F RE/MAX Truepeak Rea <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Family Room	ial - 604-683-8900 wer,Water N EPS7290, SECTION 21, TOWNSHIF ERTY IN PROPORTION TO THE UNIT Suite Laundry,Storage e-Sac,Golf Course Nearby,Recreation Dishwasher,Drapes/Window Covering Rentals Allowed alty 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 Levels: Crawl/Bsmt Height:	F ENTITLEMENT OF THE S Nearby,Shopping Nearby s,Garage Door Opener,Inter Floor Below Below Below 1 2 None	TRATA LOT AS SHOW com,Microwave,Refrig Type Foyer Mud Room Bathroom Floor Main Main	/N ON FORM V erator,Sprinkler - Dimena 4'5 x 4' 6'0 x 4' 6'0 x 4' <b># of Pieces</b> 4 4	Fire,Stove,Windo sions 0 0 Ensuite? No Yes

Luxury meets convenience at Court West in this Vancouver style loft! This stunning townhouse boasts 2 beds/3 baths with almost 1400 sq ft. Flooded with natural light, the modern design features abundant windows on 2 levels. The kitchen impresses with Quartz countertops, island, & S/S appliances. Enjoy city & mountain views from the primary bdrm loft with a walk-through closet & ensuite with double sinks. In-suite laundry adds functionality. Outdoor living space includes a balcony, patio in front, & a large private patio in the back providing your own backyard next to a shared courtyard. Accessible parking stalls, including electric car charging, adjacent to the entrance doors ensure comfort & ease. This complex provides the convenience of being walkable to all shopping & 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.