

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	4	Age:	33
Lot Area:		Full Baths:	3	Zoning:	RM30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,629.42
Rear Yard Exp:		Maint. Fee:	319.17	For Tax Year:	2023
View:	Yes			P.I.D.:	017-695-139

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Other
Mgmt. Company:	
Complex / Subdiv:	Westfield place
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS281 LT 2 LD 36 SEC 19 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 12'6	Above	Bedroom	11'6 x 8'6
Main	Kitchen	19'0 x 8'0	Above	Bedroom	10'0 x 11'6
Main	Dining Room	8'6 x 10'4	Bsmt	Bedroom	18'0 x 14'0
Above	Primary Bedroom	12'4 x 12'4	Bsmt	Laundry	7'0 x 8'10

Finished Floor (Main):	650 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	640 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	640 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,930 sqft	Crawl/Bsmt Height:		Bsmt	4	Yes
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,930 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome Home! This well kept two storey with basement townhouse is perfect for First time buyers or someone looking to enter into this hot market. Upstairs you will find a Master bedroom with en-suite and two more generous sized bedrooms with another full bath, well layout main floor has a spacious family room with powder room & in Basement you will have a large rec-room/bedroom & full bathroom and lots of storage. This complex is well maintained and in highly sought area of West Abbotsford. Walking distance to Kalgidhar Gurdwara, all levels of Schools, Fruiticana & High Street Mall. Book your personal viewing today!!