

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2007
Frontage (ft):	Bathrooms: 2	Age: 17
Lot Area:	Full Baths: 2	Zoning: RML
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,883.06
Rear Yard Exp:	Maint. Fee: 336.49	For Tax Year: 2023
View:		P.I.D.: 027-062-201

Style of Home: Inside Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Mixed,Stone	Parking Access: Side
Foundation:	Parking: Garage; Underground,Visitor Parking
Rain Screen: Full	Locker:
Renovations:	Units in Dev: - Total Units in Strata: 135
# of Fireplaces: 1 - Fuel: Electric	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish: Laminate,Tile,Carpet	Fixtures Rmvd:

View:

Mgmt. Company: Obsidian Property Management - 604-757-3151

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 114, PLAN BCS2009, SECTION 20, TOWNSHIP 16, 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: Bike Room,Elevator,In Suite Laundry,Wheelchair Access

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Pantry,Smoke Alarm

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions

Listing Broker(s): Homeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 12'2			
Main	Dining Room	11'11 x 8'4			
Main	Kitchen	12'7 x 10'			
Main	Primary Bedroom	12'11 x 10'4			
Main	Bedroom	12' x 9'8			
Main	Storage	5'3 x 4'10			
Main	Walk-In Closet	8'4 x 3'5			

Finished Floor (Main): 950 sqft	# Of Rooms: 7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Above	3	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Above	4	No
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 950 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 950 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to this bright 2 bedroom, 2 bathroom condo in sought-after Westwood complex. Great 950 sqft open-concept layout features a gourmet kitchen with generous cabinet space, center island, granite counter tops, and stainless steel appliances. The master suite consists of walk-in closet, in-suite laundry, and ensuite with stand-up shower. Added bonuses include a large storage room, private balcony and convenient location (walking distance to Abbotsford Exhibition Park, Discovery Trail, and West Oaks and Seven Oaks shopping). The Westwood is pet friendly with no age restrictions and rentals are allowed.