

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	3	Age:	19
Lot Area:		Full Baths:	3	Zoning:	N4
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,725.15
Rear Yard Exp:		Maint. Fee:	597.79	For Tax Year:	2023
View:	Yes			P.I.D.:	026-302-420

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : MT. BAKER AND VALLEY
Mgmt. Company:	CAMPBELL STRATA MANAGEMENT - 604-864-0380
Complex / Subdiv:	MAJESTIC RIDGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 33, PLAN LMS2052, SECTION 24, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Garden
Site Influences:	Gated Complex,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford), Chamberlain Property Group (AIR)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 15'8	Main	Laundry	8'0 x 6'0
Main	Kitchen	12'8 x 11'4	Bsmt	Bedroom	9'4 x 8'9
Main	Dining Room	12'6 x 9'0	Bsmt	Bedroom	12'8 x 12'2
Main	Family Room	11'9 x 12'6	Bsmt	Walk-In Closet	8'5 x 4'2
Main	Eating Area	6'0 x 8'0	Bsmt	Recreation Room	25'6 x 15'5
Main	Primary Bedroom	16'0 x 12'0			
Main	Bedroom	11'8 x 10'7			

Finished Floor (Main):	1,740 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	4	Yes
Finished Floor (Bsmt):	1,099 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Finished Floor (Total):	2,839 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,839 sqft	# Of Pets:				

MAJESTIC RIDGE - Secure gated community featuring 35-estate townhomes. This 4 bed 3 bath townhome features many luxury comforts, large open plan, breathtaking view to Mt. Baker, Sumas Flats, USA & Gulf Islands. Generous primary bdrm, lavish ensuite & jumbo walk in closet. Kitchen features built in appliances and granite tops. High ceilings, 2 fireplaces, and a sundeck with views make this home a winner. Huge recreation area, bright office, full bath & 3rd bdrm downstairs. Greenbelt adjacent, makes for a nice private wilderness backyard. Cul de sac near provides lots of parking for guests. Oversized garage for 2 vehicles & storage. Excellent amenities close by, shopping, schools, restaurants, churches, golf courses & quick access to the freeway.