

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	11
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM60
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,405.92
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	258.01	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-124-689

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 87
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	ECM Strata Management - 604-855-9895
<b>Complex / Subdiv:</b>	Harvest at Westerleigh
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 4, PLAN EPS1292, SEC 25, TWP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMOMN PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Exercise Centre,Guest Suite,In Suite Laundry,Playground,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 7'6			
Main	Dining Room	10'5 x 6'10			
Main	Living Room	14'2 x 9'9			
Main	Family Room	14'0 x 10'10			
Above	Primary Bedroom	14'0 x 11'9			
Above	Bedroom	13'6 x 11'11			
Below	Storage	7'5 x 6'0			

<b>Finished Floor (Main):</b>	624 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	644 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	84 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,352 sqft	<b>Basement:</b>	Unfinished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,352 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to The Harvest at Westerleigh, developed by Polygon. Living in this landmark, master-planned community in West Abbotsford makes your dream come true. With recently replaced carpeting on the stairs and in the bedrooms and new paint, this home looks brand new! This spacious, luxurious unit features with two large bedrooms and two full washrooms, gorgeous kitchen with stainless steel appliances, granite counters, and the added bonus of extra built-in storage! Come and check out the amenities: a pool, clubhouse, playground, guest suite, and more! It's like living at a vacation property. Schools, shopping, and transit are all right here. Don't wait any longer. Pick up the phone and call now for a private showing!