

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,565.93
<b>Rear Yard Exp View:</b>		<b>Maint. Fee:</b>	300.00	<b>For Tax Year:</b>	2023
				<b>P.I.D.:</b>	029-870-658

<b>Style of Home:</b>	Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(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>	
<b>Mgmt. Company:</b>	Self Managed
<b>Complex / Subdiv:</b>	Huckleberry Lane
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 12, PLAN EPS3216, DISTRICT LOT 49, GROUP 1, YALE DIV OF YALE 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
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Shopping Nearby,Ski Hill Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'0 x 9'0	Above	Bedroom	18'3 x 12'9
Main	Dining Room	13'6 x 9'6			
Main	Great Room	16'0 x 16'9			
Main	Primary Bedroom	18'3 x 12'9			
Main	Walk-In Closet	8'0 x 4'10			
Main	Bedroom	10'6 x 8'9			
Main	Laundry	4'6 x 6'0			

<b>Finished Floor (Main):</b>	1,383 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	368 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,751 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,751 sqft	<b># Of Pets:</b>				

Welcome to Huckleberry Lane in Agassiz! This stunning end-unit townhome features 3 bdrms, a spacious upstairs bdrm/games room with ensuite. Enjoy 9' ceilings, a stylish primary bedroom w/ a soaker tub, stand-up shower, double sinks, and a walk-in closet. A recent \$50,000 kitchen renovation includes a quartz island, top-tier appliances, and a built-in pantry. The great room off the kitchen boasts a fireplace and a door leading to a private backyard w/ a raised deck and covered gazebo. There's also a private side yard for your morning coffee. Additional renovations include a new pantry, a linen closet, and interior designers-level decor. Double car garage includes a man cave with a mechanic workshop, and there's ample storage in the 3' crawlspace. Call for your private viewing!